



FINAL COMMUNITY ENGAGEMENT REPORT

PROPOSED GULL LAKE QUARRY MASTER PLAN

November 29, 2021

SCATLIFF + MILLER + MURRAY

visionary urban design + landscapes

EXECUTIVE SUMMARY

The Rural Municipality (RM) of St. Clements is considering whether to initiate the planning process to resume quarry operations on land it owns in the Gull Lake area. The RM viewed local stakeholder engagement as critical to identify concerns about the project before making any decisions on its status. The enclosed report, prepared by Scatliff + Miller + Murray (SMM), discusses the outcome of the engagement undertaken by SMM and RM staff about the project.

Based on the feedback received, the project represents both potential opportunities and risks:

1. On the one hand, the project would enable the RM to use its own resources for public infrastructure initiatives, rather than relying on private industry to fill this void. Over its 20-to-30-year life cycle, the project could save RM ratepayers up to \$175,000 per year on public infrastructure spending. But the RM recognizes the need to determine whether the potential adverse effects of the project on the natural and built environments can be addressed. As such, the RM supports undertaking site assessments, preparing operational plans, and implementing mitigation measures based on this work e.g. installing noise / visibility berms, employing municipal weekday operational hours and stone crushing every 3 years during the Fall/Winter, ensuring excavations remain above the water table, conducting progressive site rehabilitation to enable adaptive site re-use for future community benefit, etc.
2. On the other hand, there is significant local opposition to the project due to the following inter-related risks:
 - a) The potential adverse effects of the project on the natural and built environments.
 - b) The cumulative adverse effects from the existing and abandoned pits in the Gull Lake area which have been communicated by local residents but remain unquantified.
 - c) The acknowledgement by Provincial officials and staff to stakeholders and RM staff that the regulatory enforcement of active pits and the implementation of progressive rehabilitation measures of pits in Manitoba have fallen short and need improvement.

Therefore, this report recommends that the RM of St. Clements should collaborate with local and broader community stakeholders and residents as well as with Brokenhead Ojibway Nation and the RM of Alexander in advocating to the Province that a cumulative impact assessment (CIA) be undertaken of aggregate operations in the Gull Lake area. The CIA would focus on:

1. The use of qualitative and quantitative factors to assess the impacts of active and abandoned pits in the Gull Lake area as well as the capacity of the Gull Lake area to support future aggregate project(s), including the RM's potential project cited in this report.
2. The identification and assessment of the effectiveness of mitigation options to potentially manage the cumulative effects resulting from the outcome of the impact analysis.
3. Stakeholder collaboration and public documentation of the CIA process and outcome.

The anticipated outcome from the CIA would serve the broader public interest, show that the RM is responding to current concerns about aggregate operations in the Gull Lake area, and further inform the RM's decision on whether to advance its own project beyond the CIA stage.

1.0 Introduction

The Rural Municipality (RM) of St. Clements is considering whether to initiate the planning process in support of resuming quarry operations on land it owns east of Provincial Trunk Highway (PTH) No. 59 along Stead Road (see Figure 1). In addition to a mix of surrounding agricultural and agricultural-related uses, other nearby land uses include four quarry operations, permanent and seasonal residences along Gull Lake as well as the Brokenhead Ojibway Nation and Brokenhead Wetland Ecological Reserve.

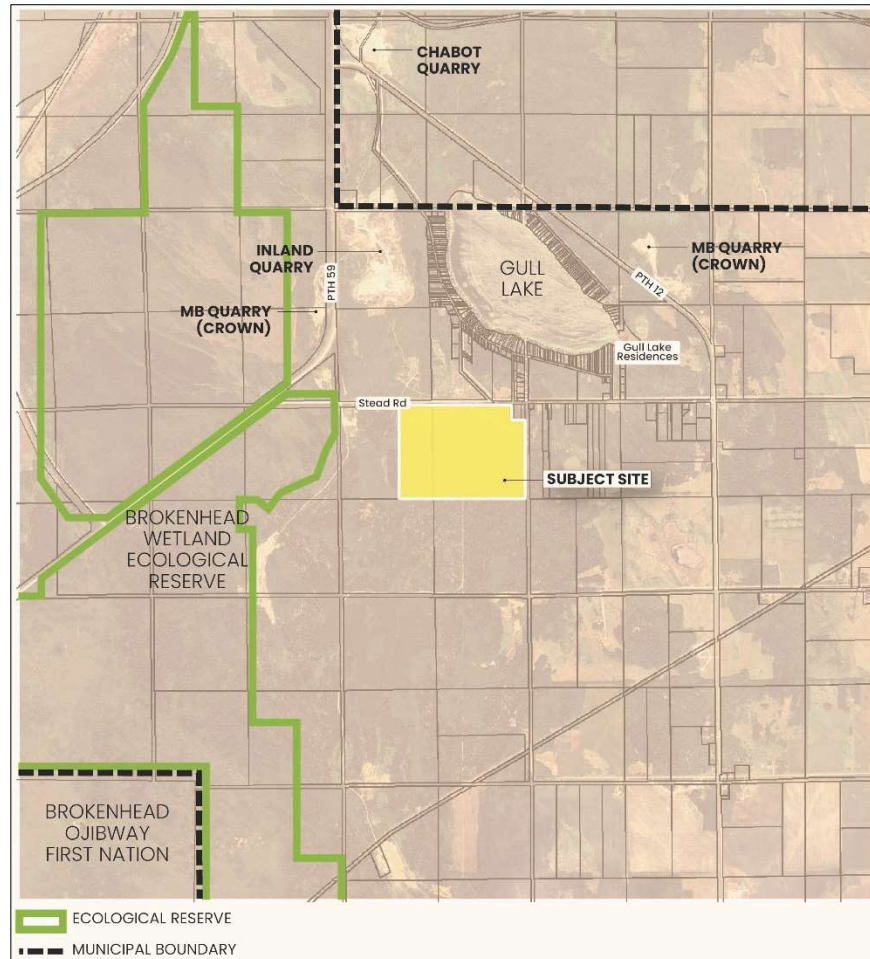


Figure 1: Site Location

The project represents a potential opportunity to incorporate and model 'best management practices' for gravel mining and site rehabilitation. It could also enable the RM to support its own public infrastructure initiatives throughout the Municipality. Conversely, there is a risk that the project could also negatively impact land uses and ecological resources in the area.

In light of the above, stakeholder engagement is critical to identify concerns before decisions on advancing the project can be further considered. The enclosed report prepared by SMM discusses the engagement activities undertaken by SMM and RM staff from April to August 2021 regarding this project. It also summarizes what was heard and the feedback received.

2.0 Project Context

2.1 Site and Area Context

Highlights of the project site and surrounding area are outlined below:

1. The Brokenhead Wetland Ecological Reserve (Ecological Reserve) is 1,240 hectares (ha) and contains rare plants and unique forested habitats. Its north block west of PTH No. 59 includes a peat wetland, which originates as a series of spring-fed ponds. A 1.5 km trail was installed in 2016, which extends through the forest and into the wetland area.
2. A wetland recharge area flanks the west side of Gull Lake and extends south of Stead Road. It is served by a shallow perched gravelly sand aquifer, which is ~15 metres (m) to 20 m thick immediately surrounding Gull Lake. A separate buried valley aquifer is located ~60 m below Gull Lake. It is confined and can be up to 15 m thick. The deeper aquifer is a common source for domestic water for residences in the region, notably along Gull Lake.

The shallow and deep aquifers are separated by a low permeability clay barrier. Because of this barrier, groundwater within the shallow aquifer flows outward from the Gull Lake uplands, as opposed to percolating downward to the deeper aquifer. The shallow aquifer pinches out west of PTH 59, where the groundwater flow is forced to the surface, creating the line of discharge spring sites and marl ponds of the Ecological Reserve.

3. Gull Lake is a perched kettle lake situated ~37 m above the Lake Winnipeg elevation. It has a surface area of ~110 ha and an average depth of 3.3 m. Gull Lake is fed to a limited extent by groundwater discharge from the shallow aquifer; the lake water balance is dominated however, by precipitation (i.e. rainfall, snow, snowmelt). The Gull Lake Basin Management Board Inc. monitors Gull Lake's water quality.
4. The Great Trail of Canada extends from the south, through the project site and to the north along the west side of Gull Lake.
5. Construction of the seasonal and permanent residences along Gull Lake started in the 1930s. The Gull Lake Ratepayers Association represents its members who own property along Gull Lake.
6. Quarry operations in the Gull Lake area date back to the 1950s. These lands have an abundant supply of aggregate near the ground surface, and the area is also near established Provincial and Municipal hauling routes.
7. The project site is designated 'Resource & Agriculture (RA)' in the Red River Planning District Development Plan By-Law 272/19 (see Figure 2). The 'RA' designation protects areas for agricultural uses as well as mines and quarries. Other pertinent Development Plan policies include:
 - a) In areas capable of supporting mines or quarries, permitted uses are those that will provide access to the resource until such time that it has been exhausted and the site is rehabilitated (note the standard of rehabilitation will be determined in consultation with the Province and in accordance with The Mines and Minerals Act) [S. 3.8.1; 4.1.1; 4.1.2].

- b) Areas within 500 m of the property limits of an active mine or quarry site shall be restricted in their use to provide a suitable buffer zone [S. 3.8.2; 4.1.3].
- c) The use(s) of exhausted mine or quarry sites shall be compatible with the resource base as well as adjacent land uses and landscapes [S. 3.8.3].
- d) Mines and quarries shall be listed as a conditional use in the Zoning By-law [S. 3.8.5].
- e) The abutting Gull Lake community to the north is designated 'Resort (R)' in the Development Plan (see Figure 2). The 'R' designation protects areas from adjacent uses that would degrade or endanger their primary function. Any intensive residential, industrial, agricultural, or commercial development or subdivision, which could conflict with a Resort area, shall not be permitted [S. 4.4.4].



Figure 2: Development Plan Designations (Site and Surrounding Area)

8. The project site is zoned 'Agricultural General (A80)' in the RM of St. Clements Zoning By-Law 5-2002. The 'A80' Zone accommodates a range of permitted and conditional uses, including farming, livestock operations as well as mines and quarries. As per the Development Plan, mines and quarries are listed as Conditional Uses under the 'A80' Zone.

The Gull Lake community is zoned 'Seasonal Residential (SR)' in keeping with its 'Resort (R)' designation in the Development Plan (see Figure 3).

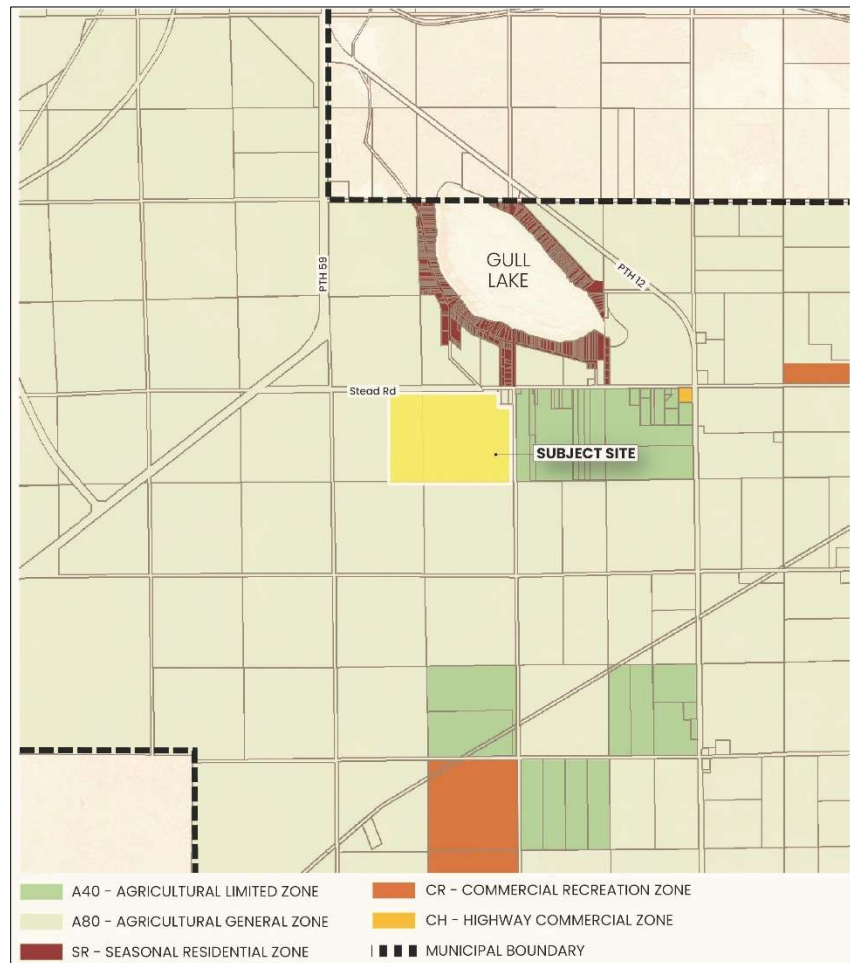


Figure 3: Zoning By-Law Districts (Site and Surrounding Area)

2.2 Project Context

The following are preliminary planning considerations to provide additional context for the project:

1. A test pit program was conducted in 2019 on most of the project site to determine its potential for 'traffic gravel' production. 58 test holes were excavated, with select samples taken. The visual and sieve analysis of the sample contents reveals an estimated stone volume of 445,798 metric tonnes, and an estimated gravel production volume ranging from 743,000 – 1,114,498 metric tonnes.
2. The project could enable the RM to support its own public infrastructure initiatives throughout the Municipality.
3. Based on an anticipated extraction rate of ~35,000 metric tonnes per year, the project would have a projected 20-to-30-year life cycle. Over this period, it is estimated that the RM could

save its ratepayers as much as \$175,000 per year on public infrastructure spending (or a total savings ranging from ~\$3.5M to \$5.25M).

4. Public concern over the potential adverse effects of quarries in the Gull Lake area had been expressed to RM Council and staff prior to the introduction of this project. Consequently, the RM corresponded with the Manitoba Department of Sustainable Development on May 24/19 in both advocating for – and seeking clarification on – these concerns. In response, the Province referenced a report, entitled ‘A Groundwater Atlas of the Gull Lake Area, Manitoba’ (2017). This report reviewed quarry development in the Gull Lake area, and concluded that there was no evidence at that time to suggest that quarries had affected the water levels in Gull Lake, due to the following:
 - a) Excavations from quarries have remained above the water table.
 - b) Nearly all quarries, including operations south of Stead Road (which includes the project site), are situated outside the catchment of the shallow aquifer surrounding Gull Lake (i.e. the Gull Lake basin shown on Figure 1).
 - c) Groundwater typically flows outward and away from Gull Lake since Gull Lake is a perched kettle lake, and the shallow and deep aquifers are separated by the low permeability clay barrier.
5. In regard to the Great Trail which extends through the project site, SMM recently confirmed that:
 - a) The trail route is in place only by concession of the affected property owner(s).
 - b) Any route planning here and elsewhere is in place to cover liability insurance requirements. As such, it is not uncommon for the Great Trail to close temporarily and/or relocate at the request of the affected property owner(s) in response to future development plans.

Given that decisions by the RM about project status remain pending, the above is offered for context and clarification. However, it is equally recognized that should the project ultimately advance to the pre-planning stage, SMM understands that the RM acknowledges that sufficient care and due diligence would be necessary to determine whether the potential adverse effects of the project on both the natural and built environments can be appropriately addressed. As such, SMM also understands that the RM supports the following principles as the basis for introducing the project at this time:

1. Work collaboratively with area stakeholders as well as the Planning District and Province regarding issues and concerns about the project and possible strategies and solutions to address them throughout all project stages (i.e. pre-planning, design, operations, rehabilitation, and remediation).
2. Ensure compliance to all applicable Provincial, Planning District and local policies, regulations and standards, and obtaining all required permits and approvals.
3. Engage in pre-planning and site design work, including:

- a) Completing technical assessments (e.g. hydrogeological assessment; well monitoring throughout all project stages; natural / cultural heritage assessments; traffic impact study; noise / dust / vibration analyses).
 - b) Preparing operational and phasing plans (e.g. extraction zone and phasing details; buffer zones; noise and visibility berms; site storage areas; hours of operation; site circulation / haul routes; security; emergency response provisions; project monitoring, progressive site rehabilitation / remediation). The hours of operation in particular, would be planned for during the weekdays only to coincide with typical municipal operations. In addition, all stone crushing activities would be planned to occur once every three years during the late Fall or Winter months over the project life cycle.
 - c) Ensuring compliance with Provincial regulations and conformity to the Development Plan and Zoning By-law.
 - d) Implementing recommended mitigation measures from the technical assessments and operational and phasing plans, which are anticipated to address the following:
 - i. minimizing the project footprint,
 - ii. avoiding environmentally sensitive areas,
 - iii. maintaining natural drainage patterns,
 - iv. confirming project setback, noise/visibility berm and/or residential buffer zone requirements (e.g. Provincial regulations require 400 m residential buffer zones if proposed project setbacks and/or noise/visibility berms will not adequately manage adverse project effects on nearby residences),
 - v. using erosion controls (e.g. silt fencing),
 - vi. applying water to access road(s) and water / dust skirts on conveyors,
 - vii. ensuring excavation activities remain above the water table,
 - viii. confirming the hours of project operations,
 - ix. maintaining the slope stability of excavated areas and revegetate where required,
 - x. using proper fuel containment and equipment maintenance and storage techniques,
 - xi. salvaging and properly storing organics, topsoil and overburden for use during progressive site rehabilitation works, and
 - xii. preparing Operations-Maintenance and Emergency Response Manuals.
4. Implement recommended progressive site rehabilitation (i.e. once extraction in a phased area is complete, rehabilitation would be initiated using the stripping from the preceding extraction area) and remediation works to accommodate adaptive re-use of the site for community benefit (e.g. naturalization, cycling paths, walking trails).

3.0 Engagement Planning

Given the potential project benefits and risks, stakeholder engagement was viewed by the RM as critical to identify concerns before matters regarding project advancement in general – and project design measures in particular – was further considered. As part of the engagement planning, SMM worked with RM staff to identify relevant stakeholder groups, based on their proximity to – and interest in – the project site. The following stakeholder groups were identified:

1. Brokenhead Ojibway Nation.
2. Debwendon Inc. (Debwendon).

3. Native Orchid Conservation Inc. (NOC).
4. Gull Lake Basin Management Board Inc. (GLBMB).
5. Gull Lake Ratepayers Association (GLRA).

On April 23/21, SMM sent a letter to these stakeholder groups. The intent of this letter, a sample of which is attached to this report in Appendix A, was to:

1. Provide information about the project (as highlighted above).
2. Determine stakeholder interest in meeting with SMM and RM staff about the project.

Due to the status of COVID-19 public health protocols at the time of the initial engagement period, the stakeholder groups were invited to participate in a virtual meeting (on Zoom) with SMM and RM staff. Based on stakeholder feedback, one virtual meeting was held on May 10/21 involving representatives of Debwendon, NOC, the GLBMB, and the GLRA. A second virtual meeting was arranged with Brokenhead Ojibway Nation for May 17/21 but was rescheduled to August 9/21. This meeting was held in-person at the PTCM Hall in Brokenhead Ojibway Nation due to the status of COVID-19 public health protocols at the time.

At both meetings, SMM and RM staff gave joint PowerPoint presentations which are attached to this report in Appendix B and Appendix C. The presentations highlighted the site, area and project context; the potential project risks and responsive mitigation measures; and next steps in the stakeholder engagement process. At the conclusion of each presentation, SMM and RM staff answered questions and listened to feedback from the stakeholders about the project.

During the initial engagement period, one of the SMM letters was posted on social media. This prompted 211 emails to be sent from RM residents to RM Council and staff. Data review uncovered 40 instances in which two or more emails with the same content had been submitted from one RM resident. Due to this duplication, these 40 emails are not included in this report. The residual 171 email submissions are tabulated and attached to this report in Appendix D.

Stakeholder participation in the meetings and the email submissions received were completely voluntary. Every effort was made by SMM to ensure that the feedback collected was accurately recorded and that respondents' identities were kept anonymous.

4.0 Stakeholder and Resident Feedback

As provided in Table 1 below, pertinent excerpts from the feedback received about the project are grouped according to the overriding themes of *air*, *land*, *water* and *local community*. While the intent of this approach is to summarize key stakeholder issues, it should also be noted that:

1. The themes used are linked with one another, and also extend beyond the project itself to the existing and abandoned quarry operations in the Gull Lake area.
2. Given the current project status and the intent of the stakeholder engagement process, neither SMM nor RM staff have specific responses to the feedback received, apart from encouraging cross-references to the baseline project principles cited earlier.

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
Resident Feedback: <ul style="list-style-type: none"> Emails to RM Council and Staff 	<ul style="list-style-type: none"> The noise pollution, air pollution ... is a concern ... As it is now, with the other operating gravel pits, you can't sit outside, the noise is horrendous. The volume of dust from mining activities is frequently understated and the effect is significant, including being linked to increased asthma and eye infections. As residents of the south shore of Gull Lake we all know from past experiences with the previous Winnipeg Supply Quarry and the Inland Quarry that noise pollution has been a major factor in spite of berms being present at the perimeter of the quarry. With a gravel pit comes trucks tractors and rock crushers and well as grizzly bars. These are used to dump buckets of rocks on to sort them for size. Think of the sound of a bag of marbles being dumped onto the back of a pot. Only 1000 times louder. In summer the wind comes from the south 	<ul style="list-style-type: none"> There was no mention ... on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area ... The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. The gravel pits are home to native plants, chokecherry and Saskatoon berries that contribute to the culture enjoyed by cottage owners for generations. Deer are often spotted walking along with us on Stead Road ... The Brokenhead Wetland Interpretive Trail is a very important habitat that must be preserved. It is visited and enjoyed by many year round for healing, natural and educational purposes. The negative impact that a gravel pit would have to this area is huge ... I am concerned that if you allow this development to proceed and have 	<ul style="list-style-type: none"> The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. The impact on this ecological wonder will not be truly known until after the mine is in operation, and the damage will be done. Gravel mining and the sustainability of Gull Lake have come to a point of mutual exclusivity. Drain the lake by mistake and there goes your tax base. I am old enough to remember the problems with the old Winnipeg Supply Aggregate Mine ... In an attempt to expand the mining operation ... a deeper depth was excavated. As a direct result of this foolhardy endeavor the Gull Lake Watershed was breached and ... the lake water level dropped significantly and remained at that level for several years following ... This scenario points out how fragile the Gull Lake Watershed and the ecosystem that it supports 	<ul style="list-style-type: none"> I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. The proposed quarry is across from the one and only park in the community, a park that children play in. Stead Rd is not the same as a highway, it is under constant use for walking and family cycling to and from the store and to the postal boxes all summer. The narrow two lane road with no paved shoulders would not accommodate people and trucks. The costs of road repair will be accelerated as the volume of truck traffic, hauling heavy loads of gravel, will lead to much higher road wear ... The Brokenhead and Stead Road / Highway 59 intersections will be significantly busier and more dangerous from increased truck traffic. This will be the 4th operating gravel pit surrounding us that will be running at the same time.

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
	<p>for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well.</p> <ul style="list-style-type: none"> • Most if not all heavy equipment, including transport trucks are diesel powered and carry with them a significant degree of CO2 pollution and the air quality issues that accompany the use of such equipment. • I have read some comments that this will not affect the quality of weekends as it would be a Monday to Friday operation. Also that crushing would take place in the fall and winter. MANY of us live here all year around and for you not to consider ALL of the effects would be nothing short of irresponsible! • The health of our community should be at the forefront of all levels of governments' priorities, especially since the introduction of COVID-19, which is largely considered a respiratory illness. The dust from the pits, as well 	<p>exhausted the available supply of gravel, you will continue to expand, scarring more land in our area, and then not returning it to a natural state, which is part of your responsibility according to the Development Plan.</p> <ul style="list-style-type: none"> • Seeing the land around us being devastated and destroyed by these gravel pits is sometimes more than we can handle. Not only are the gravel pits ugly to look at, the land is destroyed forever. The old pit on Stead road was in operation 40+ years ago and not a tree has grown back on the land. • The duty for decommissioned quarries to undergo site rehabilitation has not been adhered to by existing quarries in the area. • There are several abandoned quarries that lie empty with no restoration of the natural landscape and wildlife habitats. Many still contain rusted remnants of old equipment ... • Rather than focusing on 	<p>actually is.</p> <ul style="list-style-type: none"> • Gull Lake is like a pot of water sitting on a hill of sand & gravel. If you keep digging the sand & gravel out from near that pot, it is eventually going to be affected. How much is it going to take before the lake suffers adverse effects? • Many residents, who live in this community, depend on well water for their household supply. Many are deep wells, many have shallow wells. We all have immediate concerns about the effects the proposed gravel pit may have on the stability and health of the water table. How will this proposed pit affect the recharge rate of our lake? • Even with environmental studies not all possibilities can be 100% checked so we feel the risk to our lake and area is too great to proceed. • In reviewing the Lake Friendly section of the website for the RM of St. Clements, I read a Mission Statement as follows: 'Lake Friendly explains 	<p>How many more do you think we can handle?</p> <ul style="list-style-type: none"> • The TransCanada trail runs directly through the proposed quarry ... The Brokenhead Wetlands trail is less than a mile from this site also. • Any further development of industrial mining in this area will undoubtedly lead to degradation of the natural resource of Gull Lake which will result in reduction of our homes' values which will directly impact tax revenue. • We have owned this property for over 70 years & hope to pass it on for family to enjoy for another 70+ years. • I am aware you have stated that no decision has been made ... however this would not appear to be a cost efficient measure hiring SMM unless the RM of St Clements felt confident the proposed plan was to be carried out. • You supported the basin board in fighting any further development in the area. It seems odd that you would now consider

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
	<p>as the diesel from the trucks, will have a very significant negative impact on the health of our community.</p> <ul style="list-style-type: none"> The RM's solution for mitigating the adverse effects of noise ... is to limit the hours of operation to weekdays and to undertake all stone crushing activities in the late fall or winter months. This shows a complete lack of understanding about the residents of Gull Lake. 	<p>further development, my hope is that council will support an initiative to reforest the areas which have already been destroyed.</p> <ul style="list-style-type: none"> This is a garbage dump at gull lake in the 1970s which was closed because of toxic waste. These abandoned gravel pits have become dumping sites over the years ... Who is responsible to clean up this behemoth mess? 	<p>why protecting our waters matters and provide you with tips to make positive changes. We all rely on water to survive. Every small action can make a significant impact on our precious freshwater lakes, rivers, and streams.'</p> <ul style="list-style-type: none"> After years of work done by the GLRA and the GLBMB to protect our lake and the surrounding area, the RM continues to discuss ... gravel pit expansion and/or ... development in this area. 	<p>adding to our problem.</p> <ul style="list-style-type: none"> What if the residents here don't want a sustainable prototype? With such high risk and small return (\$175,000/yr.) I ask why this project is even being considered. I would like to see more environmental impact reviews before any more digging around our area should occur.
<p>May 10/21 Meeting:</p> <ul style="list-style-type: none"> Debwendon NOC GLBMB GLRA RM-SMM Staff 	<ul style="list-style-type: none"> There have been times that rock crushing in the area has started at 6 AM and filing complaints with Provincial regulators has had limited-to-no effect. No one should have to deal with such quality of life impacts. 	<ul style="list-style-type: none"> The project risks the Brokenhead Wetland and Trail, which are regarded as an eco-reserve by the RM, area residents and visitors alike. The project risks wildlife, flora and fauna habitats. The fen adds to this unique ecosystem, which thrive due to the higher pH balance in the gravel and spring-fed ponds in the area. The project risks disturbing the former on-site dump that was used by residents in the 1960s and 1970s and septic companies in 	<ul style="list-style-type: none"> The Brokenhead Wetland, which originates as a series of spring-fed ponds, is fed by a subsurface aquifer that extends to the project site. A well permit in 1999 was denied due to its potential risk of drying up these ponds. The depth of gravel extraction at the project site represents similar risks to these ponds. There is also a risk that the buffer that protects the saturated gravel from evaporating could be breached, which could lead to a pit lake at the project site that would 	<ul style="list-style-type: none"> Gull Lake residents are surrounded by active and abandoned pits which have not been rehabilitated (comments stated the areal extent ranges from 60%-85%). Gull Lake is a recreation area with community green space planned for an area right across the road from the project site. The lack of community engagement by the RM when the test pit work was done at the project site, and the more recent stakeholder engagement letters (particularly given

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
		<p>the 1970s and 1980s.</p> <ul style="list-style-type: none"> The abandoned pit at the corner of Arnhold St. and PTH 12 is dry this year but has had water in it in past years. Formal requests by area stakeholders to the Provincial government to monitor / assess on-site conditions have been rejected. 	<p>draw groundwater from the surrounding area. This risk is worsened if extraction occurs during drought conditions.</p> <ul style="list-style-type: none"> Wetlands are endangered and need to be protected as they act as a carbon sink and clean surface water. The Brokenhead Wetland in particular serves these functions and it protects the integrity of Lake Winnipeg. The veracity of the 2017 Groundwater Atlas is limited by the lack of monitoring – wetland, aquifer, groundwater – both prior to and since its release. 	<p>past efforts by the RM to collaborate with area stakeholders on gravel pit issues in the area) raise questions about the RM's transparency and garner mistrust regarding project status.</p> <ul style="list-style-type: none"> Provincial government officials and staff acknowledged during a recent tour of the Gull Lake area that regulatory enforcement of active pit operations and the implementation of progressive rehabilitation measures (despite monies reserved to accommodate) need to be improved (similar comments have been provided to RM staff). This raises issues of trust and assurances that the baseline project principles (cited above) would be implemented during the full project life cycle. Despite formal requests by area stakeholders to the Provincial government, there has yet to be a cumulative impact assessment of active and abandoned gravel pits in

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
				<p>the area.</p> <ul style="list-style-type: none"> • The potential project risks far outweigh the potential RM savings of \$175,000 per year, particularly given the extent of RM services in the Gull Lake area. • There has to be other RM-owned lands that could accommodate a gravel pit with less potential risk. • The general public is becoming more active in its response to potential resource projects due to an increasing awareness of the negative human effects on climate change. • There is no interest from meeting attendees to partner with the RM on project assessment and design matters due to the loss of trust in the RM and opposition to the project, regardless of the RM's 'best practice' design principles. • Meeting attendees offered to do a tour of the Gull Lake area with RM staff, which would provide additional context for the RM resident feedback received to date on the project.

ENGAGEMENT ACTIVITY	THEMES			
	Air	Land	Water	Local Community
August 9/21 Meeting: <ul style="list-style-type: none"> Brokenhead Ojibway Nation RM-SMM Staff 	<ul style="list-style-type: none"> The project poses a risk to air quality and its effects on public health (e.g. asthma) which has only worsened due to recent forest fires. 	<ul style="list-style-type: none"> The project poses a risk to the local ecosystem. The project risks disturbing the former on-site dump. Site rehabilitation of active pits in the area has been inadequate. 	<ul style="list-style-type: none"> The project poses a risk to the wetland. 	<ul style="list-style-type: none"> It was acknowledged that the intent of the meeting was to have a dialogue about the project, and not satisfy any statutory pre-consultation requirements. The increased truck traffic due to the project would raise public safety concerns and likely trigger improvements to the local-Provincial road network. There should be a cumulative impact assessment of active and abandoned gravel pits in the area as well as an environmental assessment of the project. Are there other RM-owned lands that could accommodate a gravel pit? Could there be an opportunity for Brokenhead Ojibway Nation to partner with the RM on this project?

5.0 Observations and Conclusions

The development of new aggregate extraction operations is an inherently sensitive land use issue. On the one hand, it is an economic generator, supporting the construction industry and cost-effective infrastructure development, both locally and regionally. On the other hand, community opposition to aggregate operations is commonplace, due in large part to its adverse environmental and land use compatibility impacts. This divide widens when these impacts are not mitigated to current regulatory standards and their residual effects are allowed to worsen due to poor operational management practices and insufficient regulatory oversight.

The engagement process as part of the RM's prospective project has yielded a similar divide.

1. The project could enable the RM to use its own land and resources to support its public infrastructure initiatives, rather than relying on private aggregate operators to fill this void. This would result in tax savings to RM ratepayers. The RM also acknowledges that sufficient care and due diligence would be necessary to determine whether the potential adverse effects of the project on both the natural and built environments can be appropriately addressed. This includes committing to progressive site rehabilitation and remediation works to enable adaptive re-use of the site for future community benefit.
2. Despite these potential opportunities and commitments, based on the stakeholder group and resident feedback received to date, it is evident that there is significant opposition to the intent of the project itself. There are three issues at-hand in this regard, namely:
 - a) The potential adverse effects from the project, as encapsulated above in the overriding themes of *air*, *land*, *water* and *local community*.
 - b) The cumulative adverse effects from the existing and abandoned quarry operations in the Gull Lake area which have been communicated by local residents but remain unquantified.
 - c) The acknowledgement by Provincial officials and staff to stakeholders and RM staff alike that the regulatory enforcement of active pit operations and the implementation of progressive rehabilitation measures of pits in Manitoba have fallen short and need improvement.

These issues feed off each other and serve to intensify community opposition and mistrust.

Therefore, it is recommended that the RM of St. Clements should collaborate with community stakeholders and residents (i.e. the Gull Lake area and broader Municipality) as well as with Brokenhead Ojibway Nation and the RM of Alexander in advocating to the Province that it enter into a partnership with the RM of St. Clements to undertake a cumulative impact assessment (CIA) of aggregate operations in the Gull Lake area. As the intent of CIAs generally is to consider the effects of similar undertakings at longer timescales, the focus of this CIA would be on active and abandoned gravel pits in the Gull Lake area as well as the capacity of the Gull Lake area to accommodate future aggregate project(s), including the RM's prospective project that is the subject of this report.

There would be several phases and sub-phases to the CIA, as follows:

1. **Scoping:** The local and broader regional issues of concern would be determined. The issues of concern would be further categorized for analysis purposes under various factors over a defined area and covering past, present and future time periods. The issues of concern and corresponding factors could be identified from background technical reports / plans / maps, interviews with regulatory agency staff, additional community engagement, field tours / surveys, etc. As noted above, the scoping framework would cover both pit operational and progressive rehabilitation measures (past and present) as well as the capacity of the Gull Lake area to accommodate additional aggregate project(s) (future).
2. **Impact Analysis:** While quarries in Manitoba do not require Environment Act Licenses, the impact analysis would build on the scoping work by applying qualitative and quantitative analyses, typically associated with environmental assessments, to the CIA study factors [e.g. hydrogeological assessment, well monitoring, natural / cultural heritage assessments, pit operation (traffic, noise, dust, vibration, hours of operation) and rehabilitation plan reviews, status reviews of abandoned pits, stakeholder / resident input, etc.].
3. **Mitigation Options:** The identification of mitigation options would serve to potentially manage the cumulative effects resulting from the outcome of the impact analysis stage. It is important to note that mitigation will not necessarily correct all potential impacts. Therefore, the significance of the effects after mitigation would also be evaluated to determine if they could become irreversible.
4. **Interim and Final Reporting:** The preparation of interim and final reports would document the CIA process. The public release of these reports would further reinforce the role of community engagement, as noted below.
5. **Engagement:** As noted above, engagement with RM stakeholders and residents (both local and at-large) as well as with Brokenhead Ojibway Nation, the RM of Alexander and regulatory agency staff is viewed as a critical component of the CIA process. This could take the form of targeted engagement at key milestones and/or more on-going engagement during the CIA through the establishment of an advisory committee, comprised of RM officials / staff and stakeholder / resident representatives. This framework would support public access to empirical evidence; build understanding of identified issues, opportunities and strategies; nurture differences of opinion as motivation to 'turn over all stones' to inform and evaluate potential options and solutions; and help to regain a degree of public trust through leadership, both on a local and regional basis.

The anticipated outcome from the CIA would serve the broader public interest, show that the RM is responding to current concerns about aggregate operations in the Gull Lake area, and further inform the RM's decision on whether to advance its own project beyond the CIA stage.

SCATLIFF + MILLER + MURRAY

PREPARED BY:



Wes Paetkau, MCIP, RPP
Senior Planner

REVIEWED BY:



Bob Somers, MALA, SALA, OALA, FCSLA
Principal

APPENDIX A
APRIL 23/21 STAKEHOLDER GROUP LETTER SAMPLE

April 23, 2021

Chief Deborah Smith
Brokenhead Ojibway Nation
1 Anishinabe Way
P.O. Box 180
Scanterbury, MB R0E 1W0
E: bsmith@brokenheadojibwaynation.com

Dear Chief Deborah Smith,

**RE: RURAL MUNICIPALITY OF ST. CLEMENTS
PROPOSED GULL LAKE QUARRY MASTER PLAN
COMMUNITY AND STAKEHOLDER ENGAGEMENT REQUEST**

Scatliff + Miller + Murray (SMM) is submitting this letter on behalf of the Rural Municipality (RM) of St. Clements. We are preparing a Master Plan with the RM of St. Clements for a proposed quarry, located east of Provincial Trunk Highway (PTH) No. 59 along Stead Road (see Figure 1). The RM of St. Clements, as the owner of the site and the project proponent, views the proposed development as an opportunity to develop a sustainable prototype that exemplifies 'best practices' for gravel mining, environmental mitigation, and progressive mine rehabilitation. It could also enable the RM of St. Clements to both support and engage in cost-effective public infrastructure development (new and renewals) throughout the Municipality.

The RM of St. Clements is equally aware however, of potential project impacts on sensitive land uses and ecological resources in the area. As such, meaningful community and stakeholder engagement is critical to identify concerns before matters regarding project advancement in general – and project design measures in particular – are further considered. With this in mind, the purpose of this letter to briefly describe the project, and offer the Brokenhead Ojibway Nation an opportunity to have an introductory virtual meeting (via Zoom) with us and RM officials to receive your initial feedback about it. Additional opportunities for community and stakeholder engagement are also being planned, which will be discussed at this meeting.

1.0 Site Location

As noted above and shown on Figure 1, the site is situated east of PTH No. 59 along Stead Road, ~40 km north of East Selkirk and ~20 km north of Libau. In addition to a mix of surrounding agricultural and agricultural-related uses, other nearby land uses include quarry operations to the north and east, permanent and seasonal residences along Gull Lake to the north as well as the Brokenhead Ojibway Nation and Brokenhead Wetland Ecological Reserve to the west and southwest.

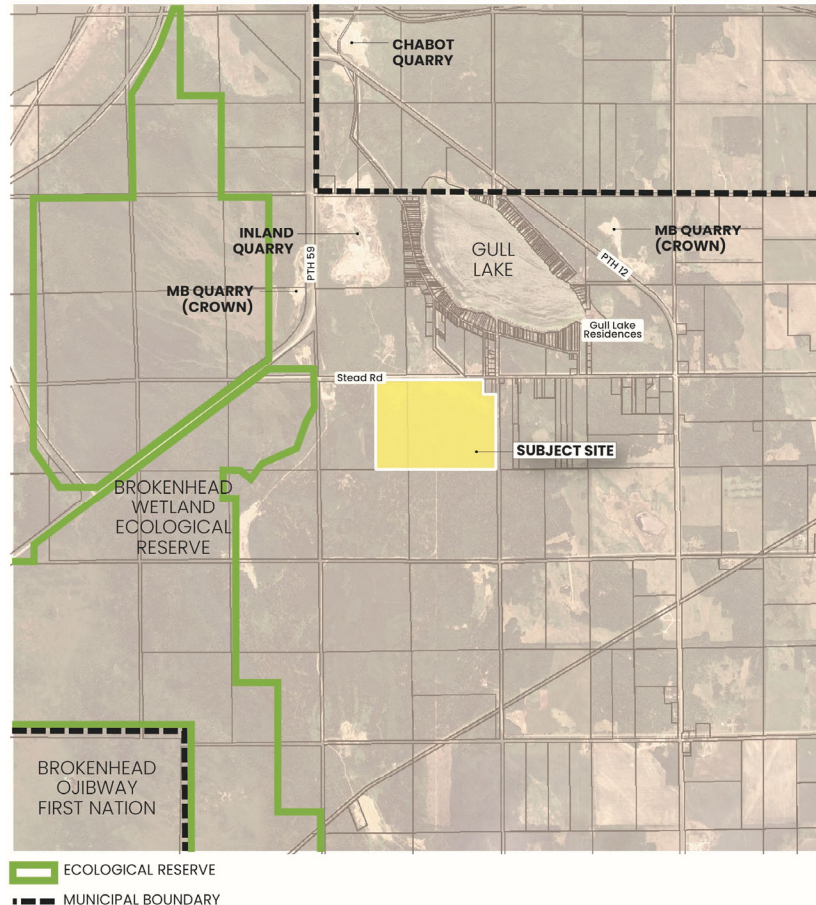
Highlights of the site and surrounding area are outlined below:

1. The Province formally identified the Brokenhead Wetland Ecological Reserve in 2005. Initially comprising 563 hectares (ha), the Ecological Reserve was expanded in 2012 to its current extent of 1,240 ha. It is managed by Debwendon Inc., a non-profit organization made up of representatives from Brokenhead Ojibway Nation, the Native Orchid Conservation Inc., and Manitoba Model Forest. The Ecological Reserve contains

23 rare and uncommon plants; 28 of Manitoba's 36 native orchids; 8 of Manitoba's 10 carnivorous (or insect-eating) plants; and unique forested habitats. The north block west of PTH No. 59 includes a peat-accumulating wetland, which originates as a series of spring-fed ponds. A 1.5 km trail was installed in 2016, which extends through the forest, past the ponds and into the wetland area.

Figure 1 – Subject Site Location

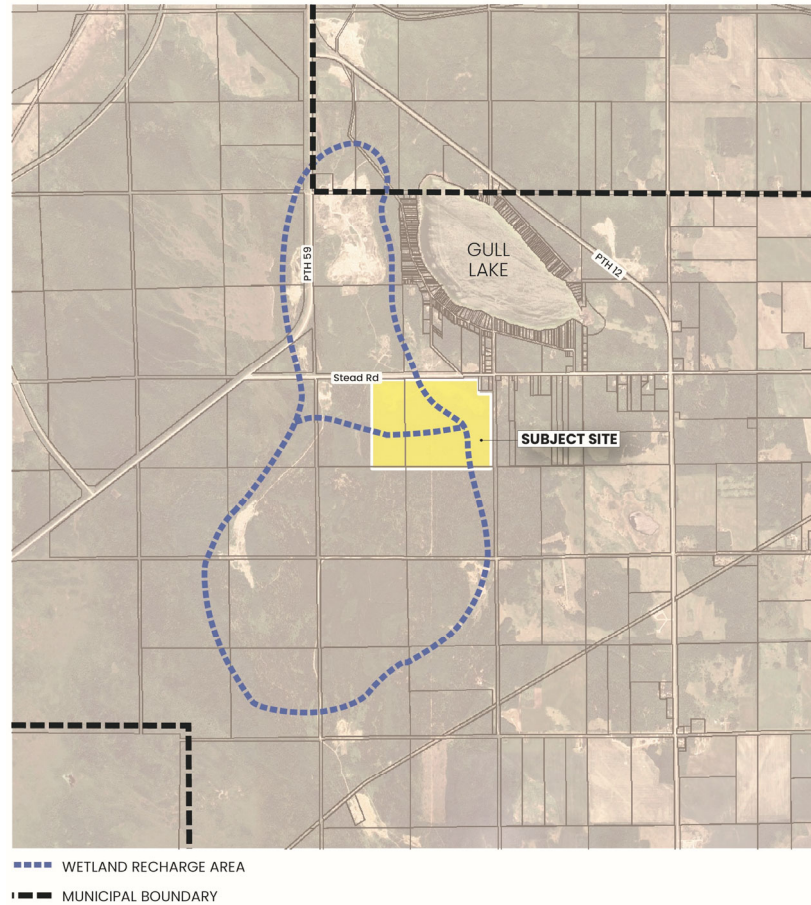
RM of St Clements | Gull Lake Quarry



As shown on Figure 2, a wetland recharge area flanks the west side of the Gull Lake uplands between Gull Lake and PTH No. 59, and also extends south of Stead Road. It is served by a shallow perched gravelly sand aquifer system that is characteristic of the Gull Lake upland. This aquifer is ~15 metres (m) to 20 m in thickness immediately surrounding Gull Lake. It is unconfined and wedge-like in shape, as its distribution, thickness, and saturation varies in areas away from the vicinity of Gull Lake. It is the groundwater source that discharges at the Brokenhead springs along PTH 59.

A separate and deeper buried valley aquifer is located ~60 m below Gull Lake. It is confined, and can be up to 15 m in thickness. This aquifer is a common primary source for domestic water for seasonal and permanent residences in the region, notably along Gull Lake. Some shallow wells may also be present in the region that are sourcing groundwater from the shallower aquifer zone noted above.

Figure 2 – Wetland Recharge Area
RM of St Clements | Gull Lake Quarry



2. Gull Lake is a perched kettle lake situated ~37 m above the Lake Winnipeg elevation. It has a surface area of ~110 ha and an average depth of 3.3 m. Its total volume is ~4 million cubic metres (m³). Gull Lake is fed to a limited extent by groundwater discharge from the shallow aquifer system (at least locally). The lake water balance is dominated however, by precipitation (i.e. rainfall, snow, snowmelt). The shallow aquifer system is perched above low permeability clay. Because of this clay barrier, groundwater within the shallow aquifer flows outward from the Gull Lake uplands to the margins of the upland aquifer areas (such as toward the Brokenhead springs), as opposed to percolating downward to recharge the deeper aquifer zones.

West of Gull Lake, there is a steep drop in surface elevations and associated water levels in the shallow aquifer, and a transition to coarser gravel sediments, resulting in a deeper water table within this area. The shallow aquifer thins and pinches out west of PTH 59, where the shallow groundwater flow system is forced to surface, creating the line of discharge spring sites and marl ponds of the Ecological Reserve.

Residential development along Gull Lake dates back to the 1930's and, as noted above, currently comprises seasonal and permanent residences. The Gull Lake Basin Management Board Inc. monitors Gull Lake's water quality.

3. Quarry operations in the Gull Lake area date back to the 1950's. These lands have an abundant supply of aggregate near the ground surface and the area is also close to established hauling routes (Provincial and Municipal roads). Still, the potential adverse effects from gravel quarries on the surrounding natural and social environment, including the Ecological Reserve, Gull Lake and area residences (e.g. groundwater contamination, wildlife / habitat loss, soil erosion, noise / dust / vibration, accidents / malfunctions) cannot be overlooked.

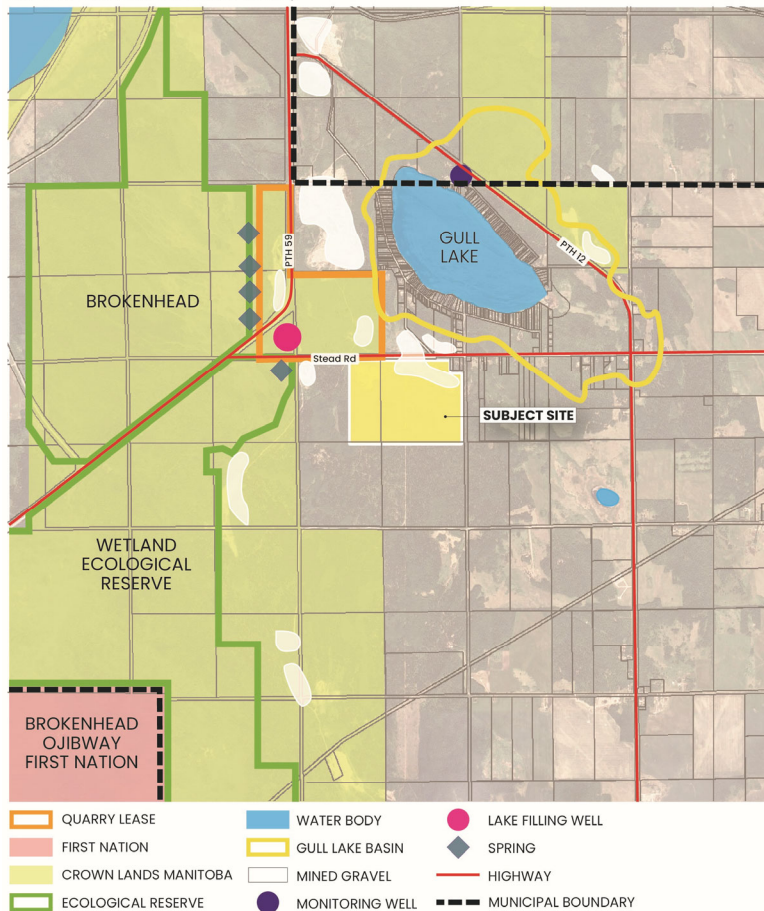
Public concern over these potential adverse effects has been expressed to RM of St. Clements Council and staff. Consequently, the RM of St. Clements corresponded with the Province (c/o the Department of Sustainable Development) on May 24, 2019 in both advocating for – and seeking clarification on – these concerns. In response, the Province referred the RM of St. Clements to a report, entitled 'A Groundwater Atlas of the Gull Lake Area, Manitoba' (2017), which reviewed this issue (and is also referenced throughout this project description). Its findings concluded that there was no evidence at that time to suggest that gravel quarries affected Gull Lake, due to the following:

- a) Excavations from quarry operations have remained above the water table.
- b) As shown on Figure 3, nearly all quarries, including operations south of Stead Road (which also includes the site), are situated outside the immediate catchment of the local groundwater recharge in and around Gull Lake proper (i.e. the Gull Lake basin). As mentioned above, as a perched kettle lake situated above a low permeability clay barrier, the water balance and recharge of Gull Lake is dominated by precipitation, versus shallow groundwater contributions. Because of this clay barrier, groundwater flows outward and away from Gull Lake.

At the same time however, the RM of St. Clements also recognizes that the aquifer systems in the region of Gull Lake are critically important resources. The shallow aquifer system in particular, requires careful consideration due to its proximity to ground surface; the risk of surface recharge because the sand and gravel composition of the aquifer has relatively high permeability; and its important contribution to shallow groundwater flows and to the spring sites and marl ponds of the Ecological Reserve.

The above information is provided to demonstrate that the RM of St. Clements recognizes that, should this project advance to the pre-planning stage, sufficient care and due diligence will be necessary to determine whether the potential adverse effects of the project on both the natural and built environments can be appropriately addressed.

Figure 3 – Gull Lake Basin
RM of St Clements | Gull Lake Quarry



2.0 Policy and Regulatory Context

2.1 The Mines and Minerals Act (1991)

Quarries, including gravel pits, are regulated by The Mines and Minerals Act. Quarry approvals are administered by the Department of Growth, Enterprise and Trade.

The Mines and Minerals Act, including the implementing regulations, permitting and approval requirements, cover the full life cycle of prospective quarry operations, from pre-planning and site design, to site preparation, operations and progressive rehabilitation. The intent is to strive for a balance between the needs of industry, communities and the environment.

2.2 Provincial Planning Regulation (2011)

The Provincial Planning Regulation (2011 PPR) falls under The Planning Act. It reflects the provincial government's interest in land and resource use and sustainable development, and provides policy direction for a comprehensive, integrated and coordinated approach to land use planning. It also serves as a guide to planning authorities in preparing, reviewing and amending Development Plans and regional strategies.

The 2011 PPR stresses the importance of protecting aggregate resources from conflicting land uses as a means to uphold the public interest and minimize construction and environmental costs. In addition to providing long-term security and access to mineral resources, the 2011 PPR also recognizes that quarry mineral extraction and harvesting must occur in an environmentally responsible and sustainable manner [S. 8.1].

2.3 Red River Planning District Development Plan By-law 272/19

The RM of St. Clements is part of the Red River Planning District (Planning District), which also includes the City of Selkirk, Village of Dunnottar and the RMs of St. Andrews, West St. Paul and East St. Paul. The Planning District enables member municipalities to work together to coordinate policies and programs relating to land use and development.

The Planning District Development Plan (Development Plan) is a long range plan prepared under The Planning Act and shall be consistent with the 2011 PPR. The Development Plan sets out the plans and policies of the Planning District in regards to the use and development of land. Of particular note, Development Plan objectives regarding the project focus on protecting areas capable of supporting mines or quarries, while also ensuring that measures are in place to address potential negative effects from such developments on the environment and surrounding land uses [S. 1.2].

As shown on Figure 4, the site is designated 'Resource & Agriculture (RA)' in the Development Plan. The intent of the 'RA' designation is to protect areas for agricultural uses as well as mines and quarries. Policy highlights are below:

1. In areas capable of supporting mines or quarries, permitted uses are those that will provide access to the resource until such time that it has been exhausted and the site is rehabilitated (note the standard of rehabilitation will be determined in consultation with the Province and in accordance with The Mines and Minerals Act) [S. 3.8.1; 4.1.1; 4.1.2].
2. Areas within 500 m of the property limits of an active mine or quarry site shall be restricted in their use to provide a suitable buffer zone [S. 3.8.2; 4.1.3].
3. The use(s) of exhausted mine or quarry sites shall be compatible with the resource base as well as adjacent land uses and landscapes [S. 3.8.3].
4. Mines and quarries shall be listed as a conditional use in the Zoning By-law [S. 3.8.5].
5. All development applications for mines and quarries shall include a site plan, showing the manner in which the development will occur, and the intended use(s) of the site after the resource has been exhausted. Note other information such as environmental and cultural conditions as well as surrounding land uses may also be required [S. 3.8.8].

Figure 4 – Development Plan Designations (Site & Surrounding Area)
RM of St Clements | Gull Lake Quarry

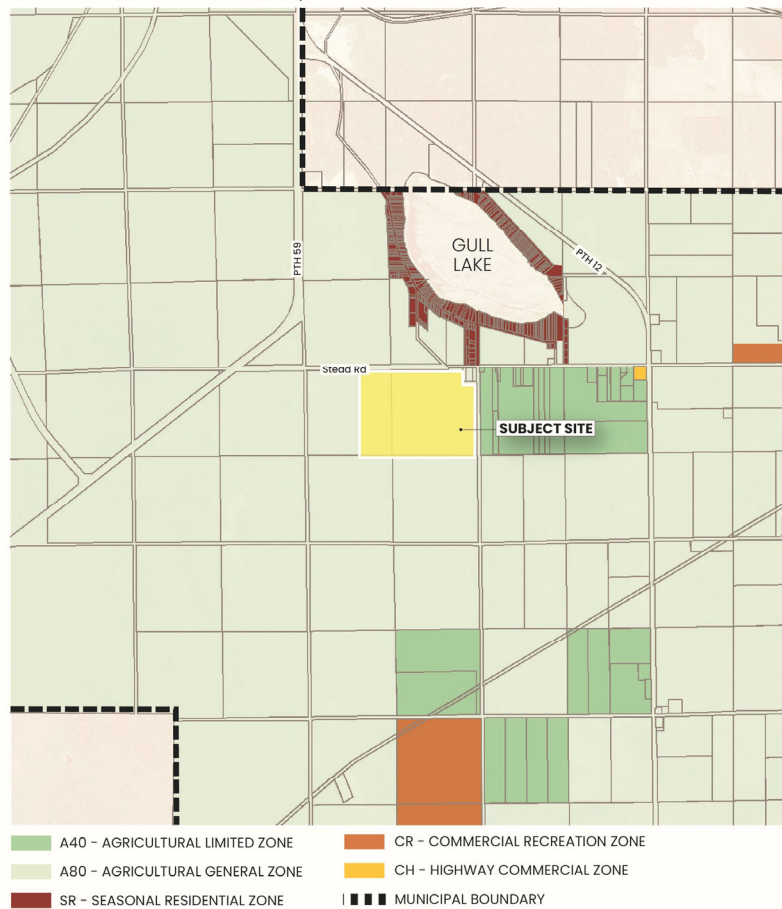


2.4 RM of St. Clements Zoning By-law No. 5-2002

The RM of St. Clements Zoning By-law (Zoning By-law) implements the Development Plan with more specific land use and development regulations. As shown on Figure 5, the site is zoned 'Agricultural General (A80)' in the Zoning By-law. The 'A80' Zone accommodates a wide range of permitted and conditional uses, including farming, livestock operations as well as mines and quarries.

As per the Development Plan, mines and quarries are listed as conditional uses under the 'A80' Zone. Conditional uses are uses that are generally consistent with other uses in that zone. They may be allowed at the discretion of Council, subject to a review of site-specific considerations, and provided certain conditions are met as part of the development review process. Approved conditional uses must still however, conform to the other applicable regulations of the Zoning By-law.

Figure 5 – Zoning By-law Districts (Site & Surrounding Area)
RM of St Clements | Gull Lake Quarry



3.0 Project Principles

As shown on Figure 6, a test pit program was recently conducted on most of the site by Glacial Aggregates Inc. in order to determine their potential for ‘traffic gravel’ production. A total of 58 test holes were excavated. Interval descriptions were recorded for every test hole and select samples were taken. The production potential for traffic gravel was then determined by the stone content which was identified by visual estimates combined with sieve analysis.

For reference, the deposits highlighted in yellow on Figure 6 are the highest potential zones in the test area and have a high enough stone concentration for use as traffic gravel. The deposits highlighted in purple and red on Figure 6 contain high stone contents, but would need to be pre-screened for use as traffic gravel.

Figure 6 – Test Pit Program

RM of St Clements | Gull Lake Quarry

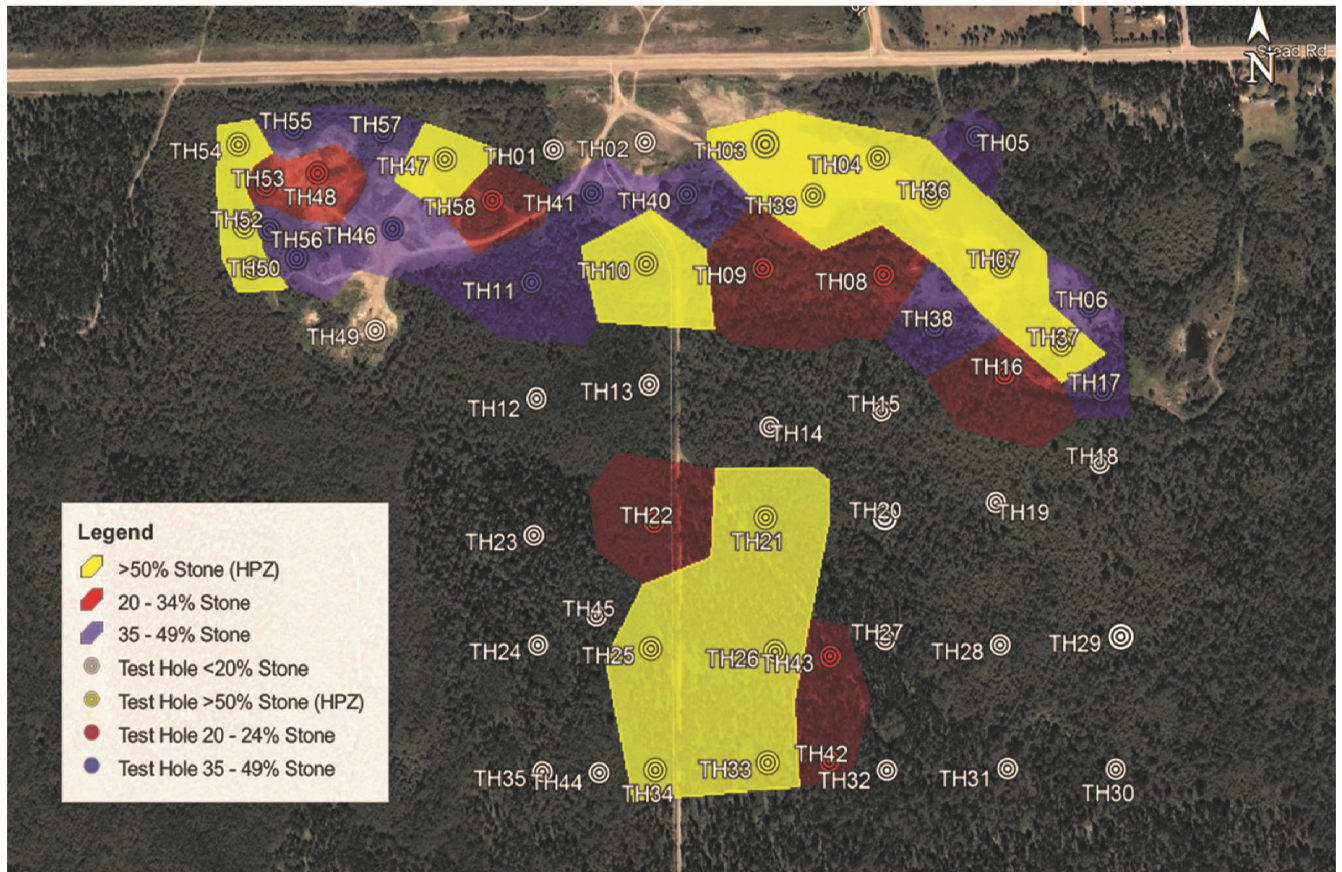


Table 1 highlights the test pit program results, which shows an estimated stone volume of 445,798 metric tonnes, and an estimated gravel production volume ranging from 743,000 to 1,114,498 metric tonnes.

Table 1
Test Pit Program Results

Deposits	Area (m ²)	Stone Tonnage (metric)	Traffic Gravel Tonnage Range (metric)
Northeast Test Area	47,035	87,497	145,828 – 218,743
Northwest Test Area	8,682	24,524	40,875 – 61,311
Test Hole No. 47 Area	6,232	20,945	34,909 – 52,363
Test Hole No. 10 Area	14,475	15,805	26,343 – 39,514
South Test Area	63,835	95,352	158,920 – 238,380
>35% Stone (North Test Area)	96,326	125,982	209,971 – 314,956
>20% Stone (North Test Area)	62,377	52,390	87,316 – 130,974
>20% Stone (South Test Area)	28,509	23,303	38,838 – 58,257
Totals	327,471	445,798	743,000 – 1,114,498

Though not tested, additional gravel resources are expected to be present on the portion of the site to the west of the Northwest Test Area.

Based on the above information, the RM of St. Clements views this project as both an economic development opportunity as well as an opportunity to demonstrate 'best practices' in gravel mining and progressive rehabilitation. As the owner of the site and the project proponent, the RM of St. Clements views the project as an opportunity to use the gravel to support its future public infrastructure projects (capital and maintenance projects only i.e. the gravel would not be made available for sale to – or use by – the private sector). With this in mind, and based on an anticipated extraction rate of ~35,000 metric tonnes per year, the project would have a projected 20 to 30 year life cycle. Over this period, it is estimated that the RM of St. Clements could save its ratepayers as much as \$175,000 per year on public infrastructure spending (or a total savings ranging from ~\$3.5M to \$5.25M).

Still, it merits repeating that the RM of St Clements is equally cognisant of the potential adverse effects from the project. As such and consistent with its own municipal works and operations, the RM of St. Clements acknowledges and supports the following principles as the basis for introducing the project:

1. Working collaboratively with area stakeholders as well as the Planning District and Province, regarding issues and concerns about the project and possible strategies and solutions to address them throughout all project stages (i.e. pre-planning, design, operations, rehabilitation, and remediation).
2. Ensuring compliance to all applicable Provincial, Planning District and local policies, regulations and standards, and obtaining all required permits and approvals.
3. Engaging in pre-planning and site design work, focusing on:
 - a) Technical assessments (e.g. hydrogeological assessment; well monitoring throughout all project stages; natural / cultural heritage assessments; traffic impact study; noise / dust / vibration analyses).
 - b) Operational and phasing plans (e.g. extraction zone and phasing details; buffer zones; noise and visibility berms; site storage areas; hours of operation; site circulation / haul routes; security; emergency response provisions; project monitoring, progressive site rehabilitation / remediation). The hours of operation in particular, would be planned for during the weekdays only to coincide with typical municipal operations. In addition, all stone crushing activities would be planned to occur once every three years during the late Fall or Winter months over the project life cycle.
 - c) Ensuring compliance with Provincial regulations and conformity to the Development Plan and Zoning By-law.
 - d) Implementing the recommended mitigation measures from the technical assessments and operational and phasing plans, which are anticipated to address the following:
 - i. minimizing the project footprint,
 - ii. avoiding environmentally sensitive areas,
 - iii. maintaining natural drainage patterns,
 - iv. confirming project setback, noise/visibility berm and/or residential buffer zone requirements (e.g. Provincial regulations require 400 m residential buffer zones if

- proposed project setbacks and/or noise/visibility berms will not adequately manage adverse project effects on nearby residences),
- v. using erosion controls (e.g. silt fencing),
 - vi. applying water to access road(s) and water / dust skirts on conveyors,
 - vii. ensuring excavation activities remain above the water table,
 - viii. confirming the hours of project operations,
 - ix. maintaining the slope stability of excavated areas and revegetate where required,
 - x. using proper fuel containment and equipment maintenance and storage techniques,
 - xi. salvaging and properly storing organics, topsoil and overburden for use during progressive site rehabilitation works, and
 - xii. preparing Operations-Maintenance and Emergency Response Manuals.
4. Further to the outcome of the above assessment, design and engagement work, implement recommended progressive site rehabilitation (i.e. once extraction in a phased area is complete, rehabilitation would be initiated using the stripping from the preceding extraction area) and remediation works to accommodate adaptive re-use of the site for community benefit (e.g. naturalization, cycling paths, walking trails).

4.0 Next Steps

In light of COVID-19 protocols, we would like to offer the Brokenhead Ojibway Nation an opportunity to have an introductory virtual meeting with us and RM officials (via Zoom) to discuss the project, and receive your initial feedback about it. If you would like to meet, please let us know as soon as possible, or at the latest, by May 7, 2021. If you prefer to submit your comments in writing to the RM of St. Clements, please do so by May 28, 2021 and kindly address your letter to:

Mr. Deepak Joshi, Chief Administrative Officer
RM of St. Clements
1043 Kittson Road, Box 2 Grp 35 RR1
East Selkirk, MB R0E 0M0

Should you have any questions, please contact the undersigned at 204-927-3444 or via email at wpaetkau@scatliff.ca.

Sincerely,



Wes Paetkau, MCIP, RPP
Senior Planner

cc:	RM of St. Clements:	Councillor Dave Sutherland, Ward 2 Councillor Dave Horbas, Ward 2 Deepak Joshi, Chief Administrative Officer Greg Elson, Public Works Manager
	Scatliff + Miller + Murray:	Bob Somers, Principal

APPENDIX B
MAY 10/21 STAKEHOLDER GROUP MEETING
POWERPOINT PRESENTATION



PROPOSED GULL LAKE QUARRY MASTER PLAN

STAKEHOLDER MEETING NO. 1

May 10, 2021

SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

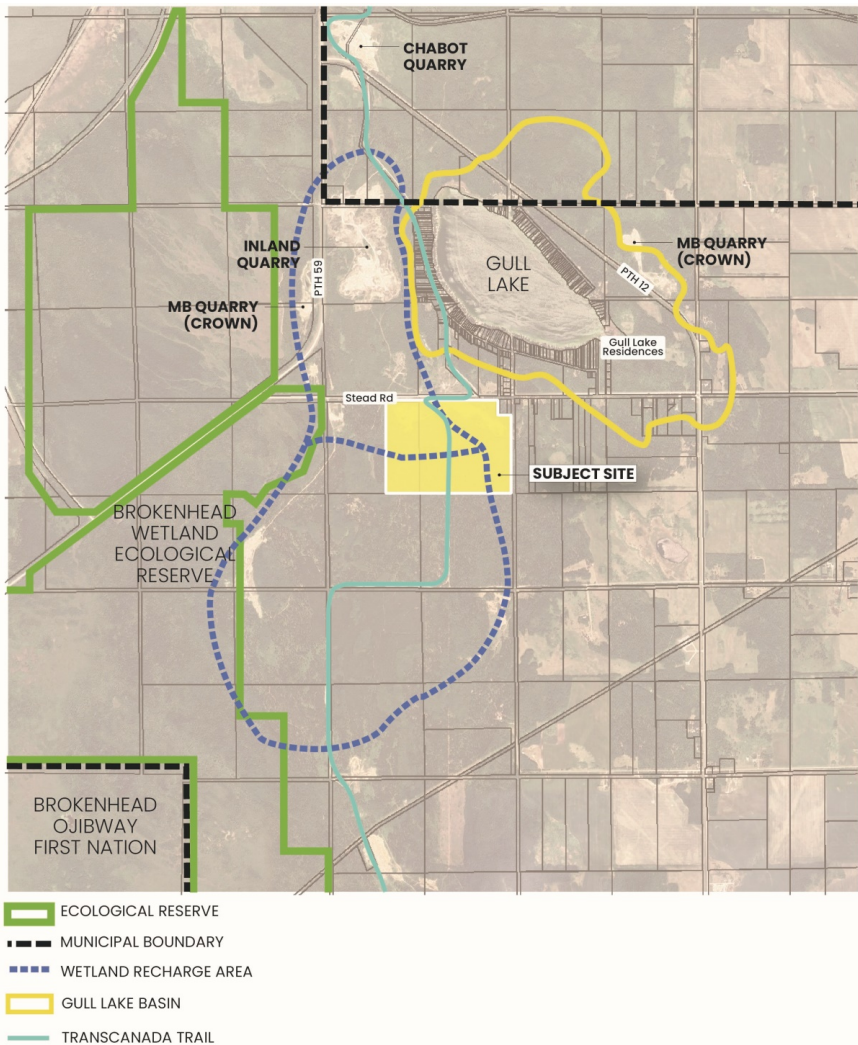
AGENDA

1. Welcome
2. Meeting Objectives
3. Context
4. Project Risks and Vision
5. Discussion
6. Next Steps



MEETING OBJECTIVES

- **Communicate openly**
- **Discuss potential issues and opportunities**
- **Listen to each other**
- **Be respectful**
- **Document the discussion**



CONTEXT

- Brokenhead Ojibway First Nation
- Brokenhead Wetland Ecological Reserve
- Wetland Recharge Areas
- Gull Lake + Gull Lake Basin
- The Great Trail of Canada
- 4 Existing Quarries
- **Subject Site:** former quarry
gravel: 743,000 – 1,114,498 MT
extract: up to 35,000 MT per year
use: RM public infrastructure
RM savings: \$175,000 per year

PROJECT RISKS

- **Process:**
 - opposition + mistrust
- **Air:**
 - dust + noise + summer winds
 - public health (allergies, asthma)
- **Land:**
 - wildlife + habitat loss
 - soil loss + erosion
 - landscape + green space + trails loss
 - minimal / no rehabilitation
 - traffic + public safety
 - decreased property values
- **Water:**
 - contamination (wetland, aquifer, Lake)
 - quality of life impacts (wells, recreation)
- **Accidents + Malfunctions**

PROJECT VISION

- **Process:**
 - collaborate + listen
- **Best Practices:**
 - avoid sensitive areas
 - buffers + setbacks + berms
 - dust + noise + erosion controls
 - phased + shallow extraction
 - access + hauling to-from PTH 59 only
 - weekday operations + crushing every 3 years (fall-winter)
 - operational + emergency plans
 - progressive site rehabilitation + adaptive re-use



NEXT STEPS

- **Brokenhead Ojibway First Nation meeting**
- **Prepare Feedback Report**
- **Present Feedback Report to RM Council**
- **RM Council decision on project status**

APPENDIX C
AUGUST 9/21 BROKENHEAD OJIBWAY NATION MEETING
POWERPOINT PRESENTATION



PROPOSED GULL LAKE QUARRY MASTER PLAN

BROKENHEAD OJIBWAY NATION MEETING

August 9, 2021

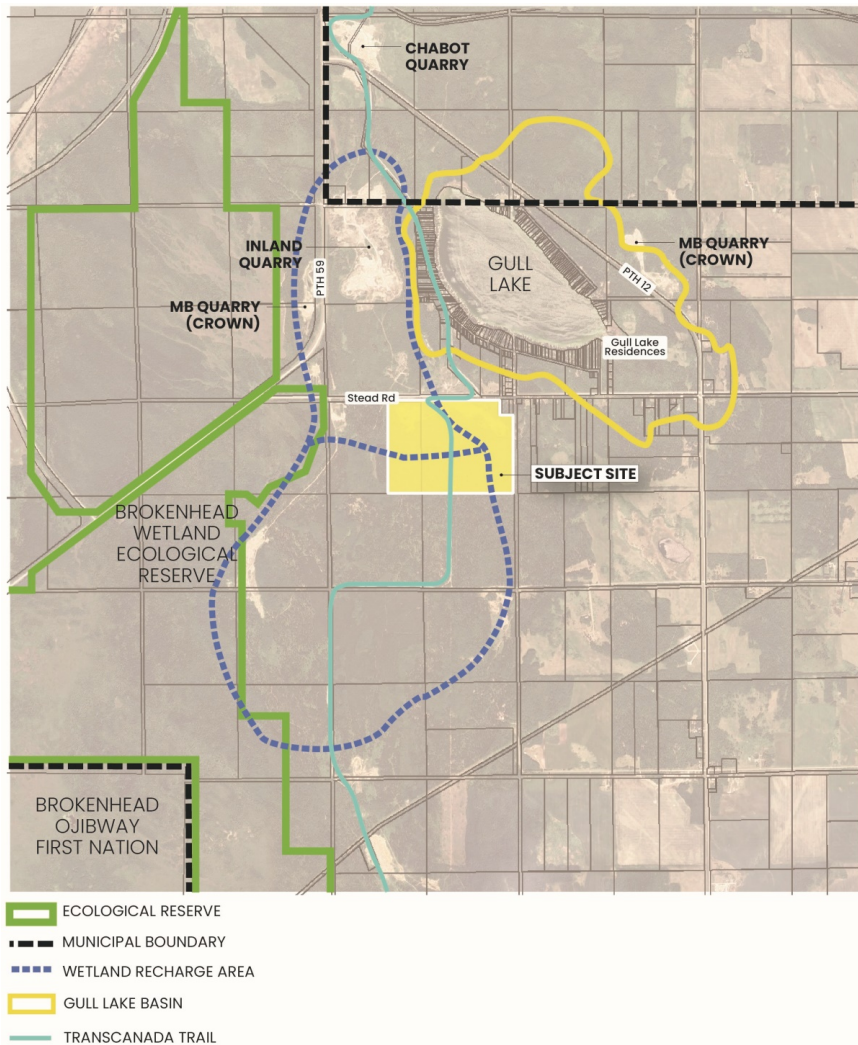
SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

AGENDA

1. Welcome
2. Context
3. Project Risks and Vision
4. Discussion
5. Next Steps

CONTEXT

- Brokenhead Ojibway Nation
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 - quality of life impacts (wells, recreation)
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PROJECT VISION

- **Process:**
 - collaborate + listen
- **Best Practices:**
 - avoid sensitive areas
 - buffers + setbacks + berms
 - dust + noise + erosion controls
 - phased + shallow extraction
 - access + hauling to-from PTH 59 only
 - weekday operations + crushing every 3 years (fall-winter)
 - operational + emergency plans
 - progressive site rehabilitation + adaptive re-use



NEXT STEPS

- **Prepare Feedback Report**
- **Present Feedback Report to RM Council**
- **RM Council decision on project status**

APPENDIX D
RESIDENT EMAIL FEEDBACK TABULATION

#	RM RESIDENT FEEDBACK	DATE RECEIVED
1	Stead Rd is not the same as a highway, it is under constant use for walking and family cycling to and from the store and to the postal boxes all summer long. Turning it from a recreational corridor to a gravel truck filled road will change the feel of the entire community. I am certain you have already heard concerns from residents who are shocked that our beach recreation hub is under consideration to be turned into a place where we are hearing gravel mining all day instead of the birds, and of course the extremely sensitive ecosystem concerns, but I'm not sure anyone had expressed how challenging it will be to turn this primarily recreational road into a gravel corridor. I am certain there aren't many streets in residential and recreational areas where a gravel pit would be welcome, but this creates quite a dangerous battle between those seniors and children who use it as pedestrians and cyclists every day and gravel trucks. Please consider putting the pit up on the highway, which is not a recreational corridor, instead of on our walking and cycling route. To add to this, I believe the trans Canada trail also goes through that property, so that is another important recreational trail that will be affected.	04/30/2021
2	Since the pandemic has started over a year ago, I have moved from Ontario to Manitoba in order to be with my partner and his family. This family has proudly built a cottage at Gull Lake in the 1950s, now being enjoyed by 4 generations. Everyday, as I see my brother-in-law jump in the lake when it's only 5° outside, or when my partner goes on the water in his kayak, or even when my mother-in-law looks at her sons and hope that she has been able to create a haven as she was given one by her parents, it is with underlying sadness that they fear that they will witness the devastation of Gull Lake. Needless to say, I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. For these reasons, I am asking for this project to be stopped.	04/30/2021
3	Thank you for your letter (Mr. Joshi) telling me you have our best interests at heart. But respectfully this is just a load of malarkey you are trying to pass. You've said it twice in this letter, the RM is trying to save money; you've also hired a law firm. So this tells me you've already made up your minds, but you're still going to try to convince us how this will not affect us at all. We know what a gravel pit does & sounds like. We are surrounded by them, so don't try to sugar coat this to us. This will be the 4th operating gravel pit surrounding us that will be running at the same time. How many more do you think we can handle? So again to repeat myself I am opposed to any gravel pit development on Stead Road as well as any other areas surrounding Gull Lake. As a property owner and a tax payer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I also am worried about the safety of our kids. Remember this is <u>cottage area</u> . There are lots of kids here and they have grown up using those trails. It will also have a great impact, not only the lake as a whole, but the residential properties on the south side of Stead Road that are bordering this pit. We have own this property for over 70 years & hope to pass it on for family to enjoy for another 70+ years. We moved out here 10 years ago for a reason, which was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	04/30/2021
4	I am writing to oppose the proposed gravel pit development on Stead Road and any future areas in the Gull Lake area. As a concerned property owner and taxpayer I ask that this project be rescinded. We are being surrounded by gravel pits which are destroying the peace and serenity of having a cottage in the country. The environmental impact to the area and possible impact to the lake itself will be detrimental. We are losing our forests to be surrounded by unsightly gravel pits. Gull Lake is home to both young and old residents who enjoy the freedom to ride their bikes; walk to the store for their favorite ice cream cone, groceries and check their mail boxes; and enjoy the many trails surrounding our lake. The increase in large trucks and machinery that will be on the roads will deter these activities and make them unsafe. We left the city to enjoy the quiet and peace of the lake and yet we are being woken up with pounding of the machinery at the pits. I ask you, would you like a gravel pit and all that it brings with it to be in the immediate area to which you bought your cottage so that you could enjoy nature and the peace of country living? I highly doubt it. I urge you to stop this proposal now and for all future proposals. Please make these decisions with the best interests for the Gull Lake area and your constituents in mind.	04/30/2021
5	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As a property owner and a tax payer I am asking that this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am requesting this project be stopped.	04/28/2021
6	I appreciate your response (from RM, dated 04/29/21). We all received the SAME letter. However its findings to be full of contradictions I'll respond. Firstly, this is the email I post I sent to the Gull Lake community fb (Facebook) page after many of us reported receiving the same email: They are "entering the process with optimism" but "no decision has been made to resume operations" ... contradicted. Why hire Scatliff Miller Murray (urban design and landscape architects) if there was no intent to forge ahead. Why not listen to the community first. "No decision has been made" pfft! SMM hasn't been hired to hear our concerns, that's not what they do ~ they "want and need to hear from us, right but ... great!! I plan on sending emails at least twice a day. "a willingness to compromise" (compromise) Note. That. Word. "The letter was sent out with an attempt to communicate" but then throws leadership of the community under the bus "it is unfortunate the initial letter has been shared ... "What is their knowledge of "impacts on sensitive land uses and ecological resources"???!! We need more than smoke and mirrors ... You are proposing to mine through the Trans Canada Trail, are you aware of this fact? This was established in 2017. That would break the 21,700 km trail, linking the Atlantic Pacific and Arctic coasts. It would be a major devastation to its history. Is that what you want? ... We are not going to lie down and allow this project or these 'compromises' to happen. I am a rate payer and I oppose this project: for the devastating environmental impact it will have on our land and our lake, for the noise violation we left the city for, for the impact it will have on our lake that is already in a sensitive state, for the traffic of heavy equipment on our surrounding highway and dirt roads that will be a major hazard and for the point opted above regarding the Trans Canada Trail.	04/30/2021
7	As one of the many year round resident property owners you will be hearing from daily going forward We are opposed to any gravel pit development on Stead road and highway 59 at Gull Lake as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The Gull Lake Ratepayers and board have already submitted this objection to deaf ears as well. The actual effect on the wetlands and aquifers and what this will do to Gull	04/28/2021

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	Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? Not sure if many of you are aware of this fact, but since 2017 The Trans Canada trail runs directly through the proposed quarry. Its designation is The Red River North Trail. Brokenhead Wetlands trail is less than a mile from this site also. This proposal is completely tone deaf to the value of conserving the natural environment. Please be advised that we have received no communication from the Province with respect to our concerns outlined in the letter from March 2021. We have now been notified of another proposed quarry from the St Clements. We are asking that the province intervene and put an immediate halt to ANY projects in the area until Environmental/ Health/ Safety issues are addressed. This matter has become time sensitive and we need an immediate response.	
8	I want to be very clear on my OPPOSITION to ANY gravel pit development on Stead Road, as well as ANY other areas around Gull Lake. My cabin has been in the family for three generations. We very much enjoy our paradise away from the city. The environmental impacts will be irreversible, I know YOU know that, it's not rocket science. The noise pollution, air pollution, and large truck traffic on an already deteriorating Stead Road is a concern, as are the safety issues of large truck traffic. Another of my concerns, is the destroying of wildlife habitat of the many species in the area, and the devastation that could occur to The Wetlands and the possibility that Gull Lake could be drained. As a tax payer, cottage and property owner of Gull Lake I am asking that this project be STOPPED, and not move forward, now, or in the future. Gull Lake and area should be preserved for our children, grand children, great grand children, and so forth. My question to you, what would you do if someone decided to dig a gravel pit in YOUR backyard? Think about that. As it is now, with the other operating gravel pits, you can't sit outside, the noise is horrendous. My guess though, you're in your nice cozy office or home, noise free, not having to deal with what I and my fellow Gull Lakers have to deal with. You know, and have known for years our opposition to gravel pit development in the Gull Lake area and now you'd like to dig another?! This is absolutely appalling in my opinion and I am QUITE certain others would agree. So, for all of these reasons I am again going to ask that this project be STOPPED now and that any further thought to ANY other gravel pit development is also halted.	04/29/2021
9	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull Lake. As a property owner and a taxpayer, I am asking this project to be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind, and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	04/29/2021
10	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	04/29/2021
11	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. Gravel mining and the sustainability of Gull lake have come to a point of mutual exclusivity. This is now an overt fork in the road In which your decisions will be cited as a reason why the lake thrives or perishes. Do not let economic motives blind you into discounting the inevitable demise of the lake and the seldomly enforced mining regulations you describe as a 'template for sustainable mining'. You are here to serve your constituents and now we are speaking, please listen.	04/29/2021
12	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region and my property. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	04/29/2021
13	(RE: response from RM, dated 04/29/21): There is no acceptable best case scenario here except that zero gravel mining removal takes place that is all.	04/29/2021
14	I would like to express my concern as a resident about using our main active transport corridor for a gravel pit. Stead Rd is not the same as a highway, it is under constant use for walking and family cycling to and from the store and to the postal boxes all summer long. Turning it from a recreational corridor to a gravel truck filled road will change the feel of the entire community. I am certain you have already heard concerns from residents who are shocked that our little beach hub is under consideration to be turned into a place where we are hearing gravel mining all day instead of the birds, and of course the extremely sensitive ecosystem concerns, but I'm not sure anyone had expressed how challenging it will be to turn this primarily recreational road into a gravel corridor. I am certain there aren't many streets in residential and recreational areas where a gravel pit would be welcome, but this creates quite a dangerous battle between those seniors and children who use it as pedestrians and cyclists every day and gravel trucks. Please consider putting the pit on the highway, not on our walking and cycling route.	04/28/2021
15	(RE: response from SMM, dated 04/29/21): It's worth mentioning that the Trans Canada trail also travels right through that lot, so that recreational trail would be affected.	04/29/2021
16	The idea that this is being considered an option is concerning. The properties in question are a majority long time owners and in a lot of cases multigenerational. Our families have invested a significant amount of savings into these properties and any plans that could impact the value of our investments is not acceptable. On top of that the government invested significant funds a number	04/29/2021

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	of years ago into the installation of aerator systems and restocked the lake with fish. This should also be taken into consideration as gravel mining could jeopardize the health of the lake and undermine the governments past investments. It is also important to note that not only do we as a community have investment in our properties, but also in the equipment to protect the lake from zebra mussels and the green space 100 feet from the proposed mining site. Before COVID there were a number of events held in this green space, which included physical activity. If the community continued to use this space with mining in close proximity the dust could result in significant health issues for many.	
17	I am a resident of Gull Lake and represent at least 20 other people in my family from a few properties who you may or may not hear from, but trust me we are all OUTRAGED at the lack of concern on the part of the RM for the residents at Gull Lake with regards to these issues. In talking with immediate neighbours we are hearing the same. The decisions of the RM stand to poison and destroy the lake itself, green spaces, wildlife, highways, underground environment....the list goes on and on. I hear over and over how the residents who are trying to fight, on behalf of all of us, to keep the area from being filled with barren, treeless, rocky, pits, dust, noisy rock crushers, endless trucks on the roads..., that list goes on and on as well, and they are met with what appears to be lack of inclusion in all these decisions. Some actions appear outright deceptive and dishonest. As elected officials, need I remind you that you all have many voters here who will be voting very differently next election. Is this all about revenue for the RM? At what expense?? Where are the dollars going to come from to clean up the mess left from these gravel pits. Highways, roads and lots of potential for other unforeseen disasters. Gravel excavation is messy, dirty business (on many levels) and doesn't belong in the area of Gull Lake. You have to take steps to stop this. I hope you listen to your tax payers and voters.	04/28/2021
18	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favor of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	04/29/2021
19	I am a house owner and live permanently at Gull Lake ... I am getting fearful at how RM St. Clements is not considering our welfare! I hear there is a plan for another gravel pit to open up beside the old pit on Stead rd and Hwy 59. (across from Gull Lake entrance and Ellis rd)! My husband and I have invested in our community to enjoy this lake life and not to have trucks and gravel dust and noise bother us on a daily basis. There is enough noise with the active ones surrounding already. I learnt this was never approached to us for approval and was done quietly. I am very disappointed with our RM! It's a shame to know we are not thought of as important and with the high taxes we pay we should be able to have our say! So I am saying I DO NOT WANT ANY MORE GRAVEL PITS!!! Enough is enough! Please listen to our concerns! I want our community to be quiet enjoyable place for future generations and not a stark open abandon pit area like the ones that is beside the proposed site!!!	04/29/2021
20	<p>I was reading through the Selkirk and District Development Plan By-law, and copied some of what is written within the Plan that I would like to share with you. I am doing this because I am very concerned about the proposed development of a Gravel Pit south of Stead Rd. As a resident of Gull Lake since 1955, I have seen a lot of change, both positive and negative. The good news is that you can stop this proposed negative change. I can only imagine the dust and sound that we will see and hear, with the predominantly south winds in the summer. Please read through the pertinent extractions from the Development Plan By-law below, before you show any support for this proposed Gravel Pit. I am totally opposed to this Gravel Pit, for a number of reasons, and as our elected officials, please take my concerns seriously. I am concerned about the dust and noise. I am concerned about the potential drop in our land values. I am concerned when I drive in the area and see the large number of pits that scar our beautiful landscape. I am concerned that if you allow this development to proceed and have exhausted the available supply of gravel, you will continue to expand, scarring more land in our area, and then not returning it to a natural state, which is part of your responsibility according to the Development Plan. Just think of how you would feel to have gravel pits scarring the residential area that you live in. Please take my thoughts seriously and vote against this development.</p> <p>"Purpose: To identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof."</p> <p>"Objectives: The objectives of this Development Plan are: To ensure development occurs in a manner which is harmonious with surrounding land uses and to minimize risks to people and property that are associated with natural hazards; To protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations; To support and maintain the existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg, the Red River, and its tributaries; To protect Urban Neighborhood, Downtown Mixed Use, Settlement Centers, General Development, Resort, and Regional Commercial, Institutional, and Recreation and Open Space areas from incompatible agricultural and industrial activities;"</p> <p>"The Selkirk and District Planning Area Board is increasingly aware of the importance of moving towards improved planning and decision making for a sustainable future."</p> <p>"Sustainable Development definition: economic development that is conducted without depletion of natural resources."</p> <p>"Aggregate Extraction: Objectives: 6. To minimize potential land use conflicts between mining activity and other adjacent uses; particularly in locations in close proximity to designated urban centres, settlement centres, general development areas, rural residential or major recreation or resort areas."</p> <p>"Resort: The district is home to many seasonal properties that help diversify the tax base of the region. This natural resource adds value to adjacent properties in all municipalities and degradation of this resource could lead to declining property values and lost recreational opportunities. In addition to recreational development, the Planning Area is experiencing an increase in permanent residences in recreational areas as baby boomer retire to these areas."</p>	04/29/2021

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	“Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws” (Page 82).	
21	I am opposed to any gravel pit development on Stead Road as well as any other areas surrounding Gull Lake. As a property owner and a tax payer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I also am worried about the safety of our kids. Remember this is <u>cottage area</u> . There are lots of kids here and they have grown up using those trails. It will also have a great impact, not only the lake as a whole, but the residential properties on the south side of Stead Road that are bordering this pit. We have own this property for over 70 years & hope to pass it on for family to enjoy for another 70+ years. We moved out here 10 years ago for a reason, which was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	04/29/2021
22	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped ... Drain the lake by mistake and there goes your tax base.	04/29/2021
23	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a taxpayer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise, and extra-large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons, I am asking for this project to be stopped.	04/29/2021
24	I'm a full-time resident of Gull Lake for the past 11 years. I thought this would be our place of sanctuary especially since our retirement. It's slowly becoming a place of stress and heartbreak. Seeing the land around us being devastated and destroyed by these gravel pits is sometimes more than we can handle. Not only are the gravel pits ugly to look at, the land is destroyed forever. The old pit on Stead road was in operation 40+ years ago and not a tree has grown back on the land. I could go on but I know you know what these pits are doing to our area. I often wonder what an aerial view would look like. We are seasonal recreation being taken over by commercial gravel pits. I can't believe we keep having to have the same fight. I just want to love where I live and live in peace.	04/28/2021
25	I am opposed to any gravel pit development on Stead Road as well as any other areas around gull Lake. As a property owner and a tax payer I am asking that this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am requesting this project be stopped.	04/28/2021
26	I strongly oppose any more gravel pit development on Stead road!! The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/03/2021
27	I am writing to express my opposition to any gravel pit development on Stead Road or around Gull Lake. As a property owner and tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and large vehicle traffic this will bring to what is a cottage area. My family has owned a cottage here for over 50 years and enjoys leaving the sounds of the city behind and nature in all its beauty. More importantly there needs to be proper environments assessment completed before any of this type of development is even considered. The effects on the wetlands and aquifers this would cause is unknown. The devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. This proposal is absurd without proper environmentally assessment and in general goes against the wishes of the tax payers in the area.	05/03/2021
28	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/03/2021
29	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/03/2021
30	My family and I are strongly opposed to the development of any new gravel quarries or pits within the Gull Lake area. A satellite image of Stead Road and the Gull Lake area captures the devastation produced by many active and inactive quarries and mining pits. The adverse effects on the natural and social environment, (e.g. groundwater contamination, wildlife / habitat loss, soil erosion, noise / dust / vibration, accidents / malfunctions), as stated by Scatliff + Miller + Murray (SMM), cannot go ignored. Additionally, I have safety concerns for recreational activities (walking, biking and hiking), due to increased heavy equipment operation and large vehicle traffic. We purchased a cottage at Gull Lake in 1994 to enjoy a variety of recreational activities, the natural beauty and serenity of the lake. Your master plan should not proceed within the stated area. I strongly recommend that each of you to visit Gull Lake and the surrounding area to see for yourself the devastation that active and inactive quarries and mining pits have created.	05/03/2021
31	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no	05/03/2021

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	mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	
32	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a taxpayer, I am asking this project be rescinded. I am not in favor of the environmental impact, noise, and extra-large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons, I am asking for this project to be stopped.	05/03/2021
33	<p>I am a property owner on John Street at Gull Lake and a tax payer to the RM of St Clements. I am vehemently opposed to any gravel pit development on Stead road AND any other areas around Gull lake. You have requested “meaningful community and stakeholder engagement” to identify concerns. The concerns are so abundant and blatant, they should not have to be spelled out in a letter, but I will do so and trust you will read them all and also visit the location of the proposed mine, other existing mines surrounding our lake, and then envision the damage that will be done to the wonderful recreation site that many call home and many others call home for a day, or a week, or the summer.</p> <p>The proposed mine is in direct violation of <u>Selkirk and District Development Plan By Law 190/08</u> the purpose of which is “to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof.”</p> <p>"The objectives of this Development Plan are: To ensure development occurs in a manner which is harmonious with surrounding land uses and to minimize risks to people and property that are associated with natural hazards; To protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations; To support and maintain the existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg, the Red River, and its tributaries; To protect Urban Neighborhood, Downtown Mixed Use, Settlement Centers, General Development, Resort, and Regional Commercial, Institutional, and Recreation and Open Space areas from incompatible agricultural and industrial activities;"</p> <p>“The Selkirk and District Planning Area Board is increasingly aware of the importance of moving towards improved planning and decision making for a sustainable future.”</p> <p>"Sustainable Development definition: economic development that is conducted without depletion of natural resources."</p> <p>“By Law Objectives regarding Extraction: To minimize potential land use conflicts between mining activity and other adjacent uses; particularly in locations in close proximity to designated urban centres, settlement centres, general development areas, rural residential or major recreation or resort areas.</p> <p>“Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws.”</p> <p>Social Impact: Increased traffic, increased noise, increased dust and scarring of the landscape would have an immediate and profound impact on ALL users of Gull Lake, children, adults and seniors, homeowners and visitors alike. The volume of dust from mining activities is frequently understated and the effect is significant, including being linked to increased asthma and eye infections. The summer months are dominated by South winds in this area, which would carry the dust (and noise) from the site toward Gull Lake residences and beyond. To the social and health impact ramifications, I will add a safety impact concern. The Brokenhead and Stead Road / Highway 59 intersections will be significantly busier and made more dangerous from increased truck traffic.</p> <p>Environmental Impact: There will be significant clearing of natural forest and wildlife habitat destruction on the immense proposed site. The Stakeholder document points out that Gull Lake gains much of its water through precipitation. However, it is also a catchment basin for surface runoff from the surrounding area and this was not adequately addressed in the document. Further, the document acknowledges concerns for local aquifers one of which is a primary source of water for residences. In short, the actual effect on the wetlands around our lake and the aquifers is unknown – this is a risk we cannot tolerate. The impact on the Brokenhead Wetland Ecological Reserve – Figure 2 of the Stakeholder Engagement Document – shows that the proposed quarry runs directly through the Wetland Recharge Area. The impact on this ecological wonder will not be truly known until after the mine is in operation, and the damage will be done. The Engagement Document does an excellent job of describing this natural resource, and any risk to this land should have been enough to end this proposal before it even came to other stakeholders:</p> <p>"The Province formally identified the Brokenhead Wetland Ecological Reserve in 2005. Initially comprising 563 hectares (ha), the Ecological Reserve was expanded in 2012 to its current extent of 1,240 ha. It is managed by Debwendon Inc., a non-profit organization made up of representatives from Brokenhead Ojibway Nation, the Native Orchid Conservation Inc., and Manitoba Model Forest. The Ecological Reserve contains 23 rare and uncommon plants; 28 of Manitoba's 36 native orchids; 8 of Manitoba's 10 carnivorous (or insect-eating) plants; and unique forested habitats. The north block west of PTH No. 59 includes a peat-accumulating wetland, which originates as a series of spring-fed ponds. A 1.5 km trail was installed in 2016, which extends through the forest, past the ponds and into the wetland area."</p> <p>Economic Impact: Any further development of industrial mining in this area will undoubtedly lead to degradation of the natural resource of Gull Lake which will result in reduction of our homes' values which will directly impact tax revenue. Additionally, the many adverse side effects of yet another gravel pit could cause reduced traffic to South Beach area and the protected environmentally and culturally sensitive Ojibway Brokenhead Wetlands Ecological Reserve.</p> <p>An industrial mine can in no way be considered “harmonious” with the recreational use of Gull Lake. Current and future generations will never be able to enjoy the natural resource of Gull Lake nor the existing ecosystems surrounding the lake if this mine is approved. The area in question <u>is</u> currently used harmoniously by wildlife and humans and needs to be protected. In fact, the federally mandated and provincially supported Great Trail runs <u>directly</u> through this site. Bylaw 190/08 is meant to protect recreational areas from incompatible industrial uses – by definition – a mine.</p>	05/02/2021

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	Do not underestimate the impact that the existing mines have had on our lives. For many years around our lake we have experienced the noise, the dust, the landscape scarring, the displacement of wildlife, the steady growth of the mine pits, and the lack of reclamation of the land after the mining is complete. The duty for decommissioned quarries to undergo site rehabilitation as outlined in the Stakeholder Engagement Document have not been adhered to by existing quarries in the area. If the Planning Area Board is “moving towards improved planning and decision making for a sustainable future”. <u>Start now</u> . Vote this proposal down and go further. Buffer zones around recreation areas are provided for in the zoning by-laws – protect this area from future mining. Abide by the planning mandate: "Protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations."	
34	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. This is not an industrial park. This is green space. People treat Mother Earth with respect on our lake. Capitalism can find another place to stick their hole.	05/02/2021
35	As outlined in your (SMM) letter dated April 23, 2021, your bulleted point #1 states: “The Ecological Reserve contains 23 rare and uncommon plants; 28 of Manitoba’s 36 native orchids; 8 of Manitoba’s 10 carnivorous (or insect-eating) plants; and unique forested habitats”. Does that not stop you in your tracks!! We have Chabot quarry to the north, MB Quarry to the east, Inland quarry to the west and now you want to put a quarry to the immediate south!?!? Why?? This isn’t your back yard, it’s ours and you’re destroying it. The lake is continually going down and if it does so in this manner there will be no residents here, no one to pay taxes. The lake is already going down likely due to the existing quarries. Also in your (SMM) letter: “ ... the potential adverse effects from gravel quarries on the surrounding natural and social environment, including the Ecological Reserve, Gull Lake and area residences (e.g. groundwater contamination, wildlife / habitat loss, soil erosion, noise / dust / vibration, accidents / malfunctions) cannot be overlooked.” Are these just words to you, please read what you wrote. How could this even be considered? How? This is true political nonsense. The proposed quarry will not only be an eyesore but an added element to the destruction of the Boreal Forest. Why are you taking the risk of having the lake drain into one of the gravel pits?? Why? How could you break the Trans Canada Trail? How? This is a travesty on so many levels.	05/02/2021
36	We are as a Family and long time seasonal residents of Gull Lake, opposed to any gravel pit development and or expansion of same, on Stead road, as well as any other areas within the catchment area of Gull lake. As property owners and tax payers, we are vehemently opposed to the approval and development of this project. We are not in favour of the negative and possible irreversible environmental impact, noise pollution and excessive large vehicle traffic, not to mention the eventual outcome of decreasing property value that this project will bring to cottage area.	05/02/2021
37	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
38	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
39	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As a property owner and tax payer for over 40 years I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. For your information, gravel trucks to and from the R.M of Alexander pit are on occasion proceeding along Arnhold Street in the cottage area vs travelling the opposite direction to Hwy 12. This not supposed to happen. As a long term resident of Gull Lake I am aware of the significant noise created by rock crushers in the existing gravel pits. Furthermore, I am aware that a gravel cannot operate successfully without the use of several pieces of heavy equipment that certainly are not noise free. I ask that all of the recipients of this correspondence take the time to visit the existing gravel pits and take note of the DEPTH of some the excavations. I do believe, that at one point in time their was a not only a depth limit but a major concern as to what impact continual excavating could have on water levels in Gull Lake. In closing I was of the opinion that the ELECTED OFFICIALS covered in this correspondence were put in position by residents of Gull Lake to PROTECT us from this type of development, not to HARM us.	05/02/2021
40	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
41	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
42	I had another thought about the pit; still opposed by the way. I had to pay for East Selkirk's sewer system many years and more than a few dollars. I will probably never have a crap there. My money well wasted. Now you are talking about East Selkirk getting the benefit from a gull lake pit??? We get the dust, noise and trucks; they get a share of the money. Only helps maintain the story that we are but a cash cow for the RM.	05/02/2021
43	The (SMM) letter seems to address numerous concerns you have on the environmental and property owners, however for a proposed saving of \$175,000 a year in public infrastructure spending, the concern seems to carry no merit. Has the RM considered any other potential sites in their vast district, that might have a less adverse effect on property owners, highway safety and the ecology? Your proposed plan incorporates an existing pit that was used numerous years ago and to date has not been maintained as per the Mines and Minerals Act (1991). Gravel has been extracted, but as of yet we have not seen any rehabilitation. A gate was put in place to stop access from Stead Road, however the gate is not locked and swings freely in the breeze. Where are the safety protocols? There are Gull Lake seasonal residents that depend on the shallow perched gravelly sand aquifer to provide them with water during the summer months. Your proposed quarry will undoubtedly prove to be an issue as they have become dependent on a natural water source. They pay tax money to the RM just as all other residents of the RM. Is the RM prepared to adjust their	04/30/2021

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	annual taxes due to the RM's need to save \$175,000 per year? Noise and traffic are another concern to us. Yes, you have indicated that a possible berm could be constructed to curb the noise. In addition, you have identified that restricted hours will be put in place to lessen the overall noise. We have been residence of Gull Lake, permanently 14 years and collectively 42 years. Within that time frame we have been frequently subjected to crusher and gravel excavation noise, during Spring, Summer and Fall, beginning at 5:45 a.m. until dusk. Complaints to the RM have had limited success in curbing the noise for a short period of time. We realize that Time is Money and gravel quarry pits are a business, however this is our home and noise bylaws are noise bylaws. No different than having a Burn Ban Bylaw where we would be fined if we did not adhere to the Burn Ban restrictions. Further, limiting the Crusher to Fall and Winter is certainly appreciated by those who are Seasonal residence, but what about the Permanent residence. We pay taxes as well. In addition, stone sizes will require sorting invariably using an extremely noisy apparatus called grizzly bars which will have constant use. The additional traffic expected from the excavation site together with the sod farm trucks will further damage an already damaged Stead Road. From the tonnages you are forecasting that will be extracted from the proposed quarry, the truck traffic will be excessive. What is the RM proposing, to lessen the traffic congestion that will surely arise as the trucks prepare to turn onto the 59 Highway. Traffic coming from and going to Grand Beach, Victoria Beach and all other beaches located on the East side of Lake Winnipeg will face a challenge as they attempt to manage the merging of gravel trucks joining the already heavy traffic volume. We don't believe the RM has the required machinery required to sort, grade and crush the excavated material or are about to create the expenditure to purchase the required equipment. Has the RM initiated any searches of prospective operatives? If so, what might their track record be for following the standards identified in your proposal?	
44	I want you to know that I am opposed to any gravel pit development at Gull Lake. My grandfather had a homestead at the north point of the lake, but moved to Stead as the land wasn't suitable for farming. We are four generations strong in the Stead and Gull Lake area. Many of my family and relatives own cottages and or permanent residences at the lake. The noise pollution, stripping of the land, and the environmental impacts will be great and not be reversed.	05/02/2021
45	I am very opposed to any more gravel pits in the area around Gull lake. The environmental impact is very concerning with the nature, all the heavy machinery with air pollution, heavy trucks on an already bad road conditions. The wildlife in the area will be impacted. We come here to get away from the city noise and the sounds of the wildlife and the beauty of the nature. Not to hear more machinery and the sounds of another gravel pit. We come here to enjoy peace and quiet. We have to hear quads running up the road constantly. It has to stop somewhere. Put a Stop to this gravel pit. I would like to enjoy more years here without the sounds of those grizzly bars and machinery.	05/02/2021
46	We are opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As property owners and as tax payers we are asking this project be rescinded. We are not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. The thought of following gravel trucks in and out of Stead road is appalling. The gravel pits are home to native plants, chokecherry and Saskatoon berries that contribute to the culture enjoyed by cottage owners for generations. Family members who struggle with asthma and allergies will suffer from the clouds of dust created by machinery and trucks. Anyone living in or around Garven Rd. off of Hwy. 59 will be all too familiar with the dangers created by combining residential areas with gravel pit mining. There have been cases of untold tragedy where families have been devastated by accidents involving gravel trucks and vehicles. One could only hope that this would not be any cottage owner's story, turning a lifetime of happy memories into those of grief. The convenience of having an operating gravel pit so close to Winnipeg should not outweigh the convenience of cottage owner's ability to escape the dust and noise of the city to enjoy the solitude, clean air and water of Gull Lake. Therefore we are asking for this project to be stopped.	05/02/2021
47	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
48	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
49	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
50	There were some questions as to the environmental impact. This will cause not only a forest to be destroyed it will have significant effect on our lake. With a gravel pit comes trucks tractors and rock crushers and well as grizzly bars. These are used to dump buckets of rocks on to sort them for size. Think of the sound of a bag of marbles being dumped onto the back of a pot. Only 1000 times louder. In summer the wind comes from the south for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well. Traffic will be the next nightmare. Truck after truck that will hasten the deterioration of an already pathetic Stead road. The most important point, no one can say our lake won't get drained. Catastrophic consequences that can happen. I am opposed to this pit being developed.	05/02/2021
51	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra-large vehicle traffic this will bring to what is a cottage area. We already have multi pits surrounding us. The effect of pits on property value is negative. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
52	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/02/2021
53	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a taxpayer I am asking this project to be rescinded. I am not in	05/02/2021

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	favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	
54	<p>I am adamantly opposed to the gravel pit development surrounding the Gull Lake and Stead Road area. I am extremely concerned about the environmental impact this will have on the local ecosystem; in addition, I resent the eyesore the pits are and the dangerous increase in gravel truck traffic. I have sent a message expressing my discontent before, almost 5 years ago to the day. Much of what I said then is still relevant now. That email, including a letter expressing my specific feelings, has been included in this thread. It is disappointing to feel like we are back at square one, and I sincerely hope you consider the opinions of local residents once again.</p> <p>(From 05/08/2016): As a summertime resident of the lake since my early childhood, and as a member of a family that has been on the lake since the 1930's, I am very concerned about the health and the future of our little lake. Gravel pit development to the northwest of the lake basin is threatening to potentially damage the basin and drain the lake. No one seems to be concerned; most residents don't even know about the activity because it occurred over the winter. You can imagine their shock when they drive down Arnhold Street to their cottages and see that the trees have been leveled on both sides of the road. Industries such as logging and mining definitely pull in profit for the rural municipalities; I fully understand the necessity turning a profit. However, in this case, the RM that is profiting from the activity is not EVEN the governing body of the cottage owners. The majority of Gull Lake-goers are not in the tax-base of the RM of Alexander -- they are in the Rural Municipality of St. Clements. Why does the RM of Alexander care what Gull Lakers think? The RM isn't making any money off of them. It is also very hard effect positive change (or change at all) when the problem lies within a governing body that is not your own. My goal is to raise awareness so that people understand what is going on. Ideally we need an environmental study to be done in order to halt the digging. This study would be enough to stop Chabot Enterprises, the digging company, in their tracks -- at least temporarily. This is not just another gravel pit -- this pit threatens the integrity of the Gull Lake ecosystem. I would love nothing more than to have the gravel pit activity stopped and the area reforested so that Gull Lake residents do not have to fear for the future of our lake. Attached is an open letter that I wrote to express the circumstances and how I feel about the situation. I took ecology courses as part of my university degree. I understand the science behind what is happening. For me it is more than just the science; I am so attached to this place and I know that so many others are as well. We are a community that is in complete despair over the fate of our lake. At this time we need nothing more than to protect Gull Lake. I know these developments are not in your jurisdiction; however, I implore you to consider the implications of this activity allowed by your colleagues at Alexander. I wish to raise awareness for this pressing issue:</p> <p>"I have a strong memory from my cabin at Gull Lake when I was 4 years old. It was one day in the summer on a hot afternoon. I clearly remember being perched on my dad's shoulders as we trekked down an ATV trail through the forest adjacent to the lake. The trip had started as a Saskatoon-berry-picking mission and ended as an adventure to the gravel pits. I remember looking out at the vast hole in the earth and being awed by just how large it was. Four years ago, I had a few friends down to the cabin for a weekend. We decided to hike up to the pits one afternoon. This time I took photos of the canyon; they weren't very good because I unfortunately had a Blackberry, but they were awe-inspiring nonetheless. From our position the elevation was such that we could see Lake Winnipeg on the western horizon. The other day my grandfather and I hiked up the same ATV trail to inspect the newest pit in the operation. The old pit was still there to the south with a few evergreen saplings poking up through the gravel and rubble that remains. In the new pit the backhoe was digging, the crusher was crushing, and the gravel trucks were rolling in and out. To the north, you can almost see the several acres that have been clear-cut to make way for new pits. Maybe 50 feet of brush is left between Highway 59 and the excavation site. Soon, the gravel pit site will extend all the way to Highway 12. For some background: Gull Lake is a spring-fed lake. This means that it is not subject to high pollution entering from external sources, but if pollution occurs it is a complex situation to solve. Before and after I was born, in the 1990's, the lake became very polluted. Excessive fertilizer and water consumption caused eutrophication of the lake. The fish died, algal blooms were intense, there was no oxygen – the lake was dead. After the installation of an aeration system the lake came back to life; it became the lake I knew as a child growing up. My family has been on the lake since the 1930's. Nearly 90 years of residence; nearly 90 years of memories. The concern with the gravel pits, besides being an eyesore and destroyers of the Boreal forest ecosystem, is that they are located below the water level of Gull Lake -- 40 feet below, to be precise. Gull Lake has a clay basin and has a fairly high purge rate. The water purges through the clay bottom at the very northwest corner of the lake – right where the gravel pit development is happening. Should the sensitive basin break and the seepage rate increase, the lake has the potential to drain into the gravel pits. The gravel pits are located merely hundreds of meters from the edge of the lake. Both sides of the South shore access road, Arnhold Street, are now barren. It angers me that the Rural Municipality of Alexander has allowed this to happen. What's even worse is that all of the activity began over the fall and winter when most lake residents have closed up their cottages and headed for home. There was hardly a soul around to notice the changes that were happening. Chabot Enterprises is the company spearheading the development. Unfortunately the company is not entirely the bad guy. Chabot did their due diligence in getting permits and jumping through all of the legal hoops. It was the RM of Alexander that failed; it failed to consider the best interests of the cottage owners and lake-goers. Because most of the property on Gull Lake is part of the Rural Municipality of St. Clements, the stakeholders affected cannot even approach their own municipal government for help on the matter. Alexander has control over the allowance of the industrial activity. Naturally Alexander does not consider the property owners' circumstances, as they are not in their municipality. Alexander claims that they have no authority in the matter but of course they do – the activity is occurring in their jurisdiction with their permission. A more appropriate statement would be that they would prefer not to get into legal battles. Interestingly enough, the Reeve of Alexander owns a company that has business dealings with Chabot. Coincidence? Perhaps; then again, perhaps not. Chabot claims that if the lake was going to drain into the gravel pits, it would have happened by now. Perhaps this is true; however, why take that risk? This is the perfect example of how we as humans can be so very reactive. Instead of taking precautions and considering the ramifications of our activities, we prefer to take the “wait and see” approach. Is it not better to be safe than sorry? What if Gull Lake is drained dry? If is a very small word but the consequences can be extraordinary. It breaks my heart to see the logs piled high and the shrubbery ripped out of the ground. It pains me to see the sky instead of the tops of decades-old trees. So let us stand up for Gull Lake. Let us stand up for anyone who has ever cared or will ever care about Gull Lake. Let us stand up for the environment in all of its brilliance. Let us respect it and protect it. Let us stand up for all the earth is worth because at the end of the day, it is priceless.”</p>	05/02/2021 05/08/2016
55	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour	05/02/2021

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	of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	
56	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
57	I am opposed to any gravel pit development along Stead road or any other area around Gull Lake. As a taxpayer, property owner and year round permanent resident, I am asking this project be rescinded. I am not in favour of the environmental impact, the noise, increased extra large vehicle traffic this will bring to a cottage area which already has a highway falling apart regularly. I bought here for a reason and that is to get away from the noise, increased traffic and to enjoy nature in its full beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
58	I am opposed to any gravel pit development along Stead road or any other area around Gull Lake. As a taxpayer, property owner and year round permanent resident, I am asking this project be rescinded. I am not in favour of the environmental impact, the noise, increased extra large vehicle traffic this will bring to a cottage area which already has a highway falling apart regularly. I bought here for a reason and that is to get away from the noise, increased traffic and to enjoy nature in its full beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
59	I am a cottage owner at Gull Lake and have been for the past 16 years. It has been a great place to spend time with family and friends. We come to relax, enjoy peace and quiet and get back to nature. We enjoy time spent on the lake and in the trails summer and winter. We are very concerned about the talk about adding yet another gravel pit in the area. We had to endure years of constant noise from the previous ones and all of the trucks on highway 12 and on the 59. We are concerned about the one planned for Stead Road for many reasons. The constant noise and echoes from the crushing and trucks hauling. The extra traffic on the road would be very dangerous as it is used by many adults and children to walk or bike to our general store, for groceries, and to the chip stand for burgers and ice cream. Deer are often spotted walking along with us on Stead Road. The narrow two lane road with no paved shoulders would not be able to safely accommodate people and trucks. The Brokenhead Wetland Interpretive Trail is a very important habitat that must be preserved. It is visited and enjoyed by many year round for healing, natural and educational purposes. The negative impact that a gravel pit would have to this area is huge and the reasons to stop it are numerous. Please think about all of them.	05/01/2021
60	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour due to the environmental impact, noise pollution and extra large vehicle traffic that the gravel pit will bring to the cottage area. We bought here for a reason. To leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
61	As you are well aware, we are surrounded by gravel pits. You supported the basin board in fighting any further development in the area. It seems odd that you would now consider adding to our problem that doesn't make any sense. I am vehemently opposed to any other gravel pits! There are so many reasons why, which I'm sure you are well aware of, from the noise and air quality to the possibility of contamination. I retired out here 3 years ago to live a peaceful cottage life. I was looking forward to our green space as a place for us to get together for our events. Now it doesn't seem worth thinking about anymore. It was a perfect spot for small groups to gather through these Covid times. If the plans don't end up coming to fruition, it would be because of the municipality and their interests. That's not a good way to be remembered when it comes time for reelection. I can say with no hesitance that you have lost my vote.	05/01/2021
62	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
63	I am writing this e-mail in opposition of the Gull Lake Gravel pit. Please, no further gravel pit development at gull lake, there are enough pits around our small lake that already threaten our environment. All residents are very concerned that this new proposal is coming from our own RM Please, halt this project – This has to stop.	05/01/2021
64	I am writing to you to express my concern about the proposed gravel pit development on Stead Road. I have to say, I was shocked that the RM is even considering such a proposal as I am a firm believer that the current council is supportive of Gull Lake and is committed to maintaining its ecosystem. The impacts of yet another gravel pit in the area should be obvious and there is no mention of the impact to loss of habitat which includes animals birds etc. Rather than focusing on further development, my hope is that council will support an initiative to reforest the areas which have already been destroyed. The residents of Gull Lake are still concerned about the residual impacts of current gravel pits in the area and we will all strongly oppose any future development by any means necessary. Please support Gull Lake and the residents in the surrounding area by voting against this proposal.	05/01/2021
65	As a full time resident, I am opposed to any gravel pit development on Stead road as well as any other areas around Gull Lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, and that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
66	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/01/2021
67	I am a property-owner at Gull Lake, Manitoba in the RM of St. Clements. It was brought to my attention this week that the municipality is proposing establishment of a new quarry on Stead Road, near Gull Lake. I share the concerns of other local residents about the establishment of yet another quarry in the area, as outlined below. 1. Ecological concerns: Clearing of natural forest and wildlife habitat destruction on the proposed site; Impact on The Brokenhead Wetland Ecological Reserve – Figure 2 of the Stakeholder Engagement Document provided by Scatliff, Miller and Murray (copy attached for your reference) shows that the proposed quarry runs directly through the Wetland Recharge Area; Gull Lake and aquifers – the Stakeholder document points out that Gull Lake is gains much of its water through precipitation. However, it is also a catchment basin for surface runoff from the surrounding area and	04/30/2021

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	<p>I don't think this was adequately addressed in the document. The document acknowledges concerns for local aquifers.</p> <p>2. Safety: The addition of large truck traffic to Stead Road and surrounding area is concerning for residents that routinely use this road for both vehicle and active transport around the area. The Trans-Canada trail also runs directly through this site.</p> <p>3. Nuisance and Property Value: The summer months are dominated by South winds, which can be expected to carry dust and noise from the site toward Gull Lake residences. My experience as a cottage owner on Arnhold St. is that existing quarries generate a significant amount of noise; The proposed quarry appears to be in direct violation of the Selkirk and District Development Plan By-Law 190/08, which states "Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area".</p> <p>Finally, I'd like to point out that the duty for decommissioned quarries to undergo site rehabilitation as outlined in the Stakeholder Engagement Document have not been adhered to by existing quarries in the area. There are several abandoned quarries that lie empty with no restoration of the natural landscape and wildlife habitats. Many still contain rusted remnants of old equipment, adding to the safety concerns outlined above.</p>	
68	<p>I write this letter to show my great concerns over the proposed Gull Lake Quarry by the RM of St. Clements. With extreme disappointment and some confusion on how Municipality Board Members can put forth such a plan after having representation on our GLBMB over the years supporting us on terminating future development that brings high risk to our community. Also, continued support with our aeration system and Invasive Species (Zebra Mussel) prevention plan amongst support in other areas, proves you have an investment to protect here as well, do you not? Don't get me wrong, this is much appreciated; however, this proposal is where the confusion comes in. Please refer to the statements below taken from the Development Plan By-law. Your proposal ignores these commitments by threatening our natural landscape, wildlife, noise pollution, air quality, road conditions and high traffic volumes. All of what we have fought against for years in the past. The Gull Lake community cannot sustain any more development without severe consequences that have a direct negative impact on our current living conditions and property value. Our family have owned property in Gull Lake for 55 years and my wife and I made it our permanent home 6 years ago. For these reasons, we strongly oppose the Gull Lake Quarry proposal and highly recommend you vote against it.</p>	04/30/2021
69	<p>We are opposed to any gravel pit development on Stead road along with any other area around Gull Lake. As long time Gull Lakers (35+ years, enjoying the family cabin) we are asking that this project NOT move forward. We are confused/puzzled as to why St. Clements would even consider putting another gravel pit in this area! We are not in favor of the environmental impact, noise and the extra vehicle traffic this will bring to what is a COTTAGE area. If we wanted that we would just stay in the city. We come to the cottage to enjoy the peace & quiet from city life and enjoy nature in all its beauty. The amount of devastation to the natural environment already surrounding us is unacceptable! There has been no attempt to reforest the areas that have already been mined! With the loss of habitat, what kind of impact will it have on our local ecology? What effect will it have on the wetlands and aquifers? What will this do to Gull Lake? We ask that this project be stopped!!</p>	04/30/2021
70	<p>I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.</p>	04/30/2021
71	<p>Let me say how concerning it is to have to go through such a process to protect our Homes and our Community. My wife's family has been coming to Gull Lake since 1946, first they developed summer cottages and now many of us have built new homes and have retired here. The planned Gravel Pit, will have a detrimental impact on our Quality of Life. I did not spend thousands of dollars to build a new home, so I could sit on my deck listening to a rock crusher. I want my Grandchildren to enjoy a Safe environment, and to create lasting memories. I add my voice to the many emails you have received in opposition to this development. Please do the right thing for the Gull Lake Community and stop this project. We are more than a cash cow for St. Clements.</p>	05/03/2021
72	<p>We implore you, our elected Representatives, to listen to your constituents. Please heed the legitimate concerns that we raise. I recently became aware of a proposal to develop a new Gravel Aggregate Mine in the Gull Lake Basin where my family has been property owners and taxpayers since 1952. I vehemently oppose the proposition of developing an Aggregate Mining Quarry in the Gull Lake Basin Area. There are a number of concerns that I share with our Gull Lake Rate Payers Association. The concerns are as follows:</p> <p>Gull Lake Watershed: Irreparable damage to the current water shed of Gull Lake. I am old enough to remember the problems with the old Winnipeg Supply Aggregate Mine currently called the Inland Quarry. In an attempt to expand the mining operation of the Winnipeg Supply Quarry and harvest more gravel from the site a deeper depth was excavated. As a direct result of this foolhardy endeavor the Gull Lake Watershed was breached and before emergency repairs could be made at the site of excavation the lake water level dropped significantly and remained at that level for several years following. The Quarry was flooded and repairs were made and further excavation was halted. This scenario points out how fragile the Gull Lake Watershed and the ecosystem that it supports actually is. Residents of Gull Lake currently utilize the Gull Lake Watershed for their wells and clean potable water supply, and several tens of thousands of dollars have been spent by the residents procuring their private water supplies. All of which are potentially in jeopardy with further Aggregate Mining Operations in the Gull Lake Area.</p> <p>Air Quality and Potential for Silica Contamination: There are numerous scientific articles in both the Canadian and American literature about the risks of air contamination with Silica Dust Particles both at the Quarry site and distant from the Quarry site. As you may or may not know, Silica is a carcinogen that is more than capable of causing direct bodily harm by initiating a cancerous process mostly involving the lungs. This is of significant concern and has been the concern that has launched class action legal action to halt aggregate mining operations in a number of jurisdictions. I have concerns for the current generations of people who enjoy their life at Gull Lake and its regions, as well as the future generations that would derive the same enjoyment of the region.</p> <p>Noise Pollution: As residents of the south shore of Gull Lake we all know from past experiences with the previous Winnipeg Supply Quarry and the Inland Quarry that noise pollution has been a major factor in spite of berms being present at the perimeter of the quarry. Yes there are noise by-laws for the RM but they were never enforced, and the operators had carte blanche to operate into the late evenings Monday through Saturday and on more than rare occasion Sundays as well. This is a major detractor from the enjoyment of the region by humans, not to mention the effect this has on wide life in the area and changes in migratory patterns directly due to the noise pollution.</p>	05/04/2021

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	<p>Irreparable Damage to the Ecosystem of the Gull Lake Basin and Region: I expanded on a portion of this aspect in the opening concerns. However, there are fragile waterfowl habitats, native wild flowers, and grasses that are peculiar to the Gull Lake Basin and once these are disturbed they are gone forever.</p> <p>Deforestation and Impact of Deforestation on Climate Change and Carbon Footprint: As Canadians we are all keenly aware of the Paris Accord and our Country's Mandate to lower our Carbon Foot Print. This starts with preventing deforestation, which is a major contributor to global warming and the worldwide impacts of this. There cannot be an open pit Aggregate Quarry Mining Operation without Deforestation! A recent example that is fresh in the minds of Gull Lake Property Owners involves the deforestation of the North West Corner at the junction of Arnhold Street, Highway 12 and Highway 59. While this property was privately owned and resides in the RM of Alexander the premise if the same. There was massive deforestation of pristine Boreal Forest in the area and the site was subsequently found to be unsuitable for Aggregate Operations. Yet the area was not brought back to its original condition.</p> <p>Restoration of the landscape: I have enjoyed time in the Gull Lake area since 1955 and throughout all of those years I have never seen previous aggregate quarry sites brought back to pre-quarry days with planting of grasses and trees to allow reforestation. Whether this is not a Provincial Mandate or is a Provincial Mandate that has been neglected is open to question and clarification. Nonetheless it is a concern for all in the Gull Lake Area with the current inactive Quarries.</p> <p>Heavy Equipment Carbon Footprint and Pollution: Most if not all heavy equipment , including transport trucks are diesel powered and carry with them a significant degree of CO2 pollution and the air quality issues that accompany the use of such equipment. Then there is the refueling and spillage of diesel fuel and hydraulic fluid that can and will percolate through the porous gravel and sand and contaminate the ground water table and Gull Lake Watershed with hydrocarbons, most of which are carcinogens. These are concerns that I am sure that as residents of Gull Lake we all have as concerns.</p> <p>Operation of Heavy Equipment and Safety of Pedestrians and Bystanders: From my early recollections of Gull Lake and the Gull Lake Region more and more leisure time is being used spent around the lake rather than being on the lake. This involving bicycle riding, jogging, walking around the lake, including the back road nature trails close to the proposed Aggregate Mining Quarry. This brings to the forefront safety for pedestrians and bicyclists which will not only be adults, but also children. As we all know children are inquisitive and the potential for exploration to watch machines work, is fraught with hazard and the results can be not only disastrously but devastating lifelong with the potential for loss of life.</p> <p>Decline in Property Values: There is no question that once the pristine environment is disturbed and replaced by commercial for profit endeavors that residential property values will fall. There are numerous examples of this in other jurisdictions and this is a concern that is shared by all residents of Gull Lake. As a result of the decline in property values comes a decrease in tax dollars due to the RM of St Clements, so the proposed \$175,000 savings to the RM in operational costs will be a wash with a decrease in tax dollars from the Gull Lake Residents. The bottom line is the projected savings to the RM of approximately \$175,000 per year, or 3.5 to 5.25 million over the 20-30 year lifespan of the Quarry. As a property owner of Gull Lake Manitoba, and one whose family has owned property at Gull Lake since the early 1950s, I can honestly say that we pay significant taxes to the RM of St Clements and yet we receive very little in return for our monies paid. The theoretical monies saved will not benefit residents of Gull Lake but will benefit other residents of the RM of St Clements at our expense.</p> <p>Several years ago the Gull Lake Rate Payers Association explored the idea of incorporating as a township, separate and distinct from St Clements. Perhaps it is time to regenerate enthusiasm in this idea and endeavor, as it would appear only then would we have the best interests of our Gull Lake Population and Ecosystem at heart.</p>	
73	<p>Gull Lake is a very special little lake, with very rare characteristics and it makes up many great memories for myself and family. How many lakes stand on a hill (remains of a glacier), and which overlooks the majestic Lake Winnipeg, which also suffers from neglect, with environmental consequences. People who enter politics should consider their great responsibility, not just for now but for future generations and to have a long view of how their decisions affect a wider range of situations that could have great consequences. Don't just think of financial management, but also environmental, societal and historical functions and actions that you can take to hopefully enhance all our lives and the surrounding natural environment. Please be responsible with the actions you take and decisions you make.</p>	05/04/2021
74	<p>I am opposed to any gravel pit development on Stead road, as well as any other future gravel pit development surrounding Gull Lake. As a property owner and taxpayer I am asking this project to be rescinded. The areas surrounding Gull Lake have already received an unacceptable amount of mining which have devastated the natural environment. To date, no attempt has been made to re-forest the areas that have already been mined, and we will be forced to live with the aftermath for many generations. The municipality should not conduct any mining, nor should it allow any private contractors to do so on its behalf in the area surrounding Gull Lake. I am asking this project to be stopped.</p>	05/03/2021
75	<p>By way of introduction, my grandfather bought property at Gull Lake in 1933 and I am a third generation family member with property on John Street at Gull Lake. My children and grandchildren constitute fourth and fifth generation at the lake. I have been cottaging at Gull Lake since 1949 and, to my great dismay, have seen monumental changes in the ecosystem over the ensuing 70 years – all in the name of “progress”. Due to the unrestrained development in the environs, the natural habitat has been irrevocably changed. With that in mind, I am vehemently opposed to any gravel pit development on Stead road AND any other areas around Gull lake for reasons elaborated below.</p> <p>You have requested “meaningful community and stakeholder engagement” to identify concerns. The concerns are so abundant and blatant, they should not have to be spelled out in a letter, but I will do so and trust you will read them all and also visit the location of the proposed mine, other existing mines surrounding our lake, and then envision the ensuing damage to the wonderful recreation site that many call home and many others call home for a day, or a week, or the summer.</p> <p>The proposed mine is in direct violation of Selkirk and District Development Plan By Law 190/08 the purpose of which is “to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof.”</p> <p>"The objectives of this Development Plan are: To ensure development occurs in a manner which is harmonious with surrounding land uses and to minimize risks to people and property that are associated with natural hazards; To protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations; To support and maintain the existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg, the Red River, and its tributaries; To protect Urban</p>	05/03/2021

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	<p>Neighborhood, Downtown Mixed Use, Settlement Centers, General Development, Resort, and Regional Commercial, Institutional, and Recreation and Open Space areas from incompatible agricultural and industrial activities;"</p> <p>"The Selkirk and District Planning Area Board is increasingly aware of the importance of moving towards improved planning and decision making for a sustainable future."</p> <p>"Sustainable Development definition: economic development that is conducted without depletion of natural resources."</p> <p>"By Law Objectives regarding Extraction: To minimize potential land use conflicts between mining activity and other adjacent uses; particularly in locations in close proximity to designated urban centres, settlement centres, general development areas, rural residential or major recreation or resort areas."</p> <p>"Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws."</p> <p>Social Impact: Increased traffic, increased noise, increased dust and scarification of the landscape will have an immediate and profound impact on ALL users of Gull Lake: children, adults and seniors, homeowners and visitors alike. The volume of dust from mining activities is frequently understated and the effect is significant, including but not limited to exacerbation of pulmonary conditions such as asthma and COPD, not to mention eye infections. The summer months are dominated by South winds in this area, and these carry the dust (and noise) from the existing pits toward Gull Lake residences and beyond. Increased truck traffic as a consequence of new and expanded operations poses significant safety concerns in addition to noise and air pollution.</p> <p>Environmental Impact: There will be significant clearing of natural forest and wildlife habitat destruction on the immense proposed site. The Stakeholder document points out that Gull Lake gains much of its water through precipitation. However, it is also a catchment basin for surface runoff from the surrounding area and this was not adequately addressed in the document. Further, the document acknowledges concerns for local aquifers, one of which is a primary source of water for residences. In short, the actual effect on the wetlands around our lake and the aquifers in unknown - this is a risk we cannot tolerate and should not accept. The impact on the Brokenhead Wetland Ecological Reserve – Figure 2 of the Stakeholder Engagement Document - shows that the proposed quarry runs directly through the Wetland Recharge Area. The impact on this ecological wonder will not be truly known until after the mine is in operation, and the damage will be done. The Engagement Document does an excellent job of describing this natural resource, and any risk to this land should have been sufficient to terminate this proposal before it even came to other stakeholders:</p> <p>"The Province formally identified the Brokenhead Wetland Ecological Reserve in 2005. Initially comprising 563 hectares (ha), the Ecological Reserve was expanded in 2012 to its current extent of 1,240 ha. It is managed by Debwendon Inc., a non-profit organization made up of representatives from Brokenhead Ojibway Nation, the Native Orchid Conservation Inc., and Manitoba Model Forest. The Ecological Reserve contains 23 rare and uncommon plants; 28 of Manitoba's 36 native orchids; 8 of Manitoba's 10 carnivorous (or insect-eating) plants; and unique forested habitats. The north block west of PTH No. 59 includes a peat-accumulating wetland, which originates as a series of spring-fed ponds. A 1.5 km trail was installed in 2016, which extends through the forest, past the ponds and into the wetland area."</p> <p>Economic Impact: Any further development of industrial mining in this area will undoubtedly lead to degradation of the natural resource of Gull Lake which will result in reduction of our homes' values which will directly impact tax revenue. Additionally, the many adverse side effects of yet another gravel pit could cause reduced traffic to South Beach area and the environmentally protected and culturally sensitive Ojibway Brokenhead Wetlands Ecological Reserve. An industrial mine can in no way be considered "harmonious" with the recreational use of Gull Lake. Current and future generations will never be able to enjoy the natural resource of Gull Lake nor the existing ecosystems surrounding the lake if this mine is approved. The area in question is currently used harmoniously by wildlife and humans and needs to be protected. In fact, the federally mandated and provincially supported Great Trail runs directly through this site. Bylaw 190/08 is meant to protect recreational areas from incompatible industrial uses – by definition – a mine.</p> <p>Do not underestimate the impact that the existing mines have had on our lives. For many years around our lake we have experienced the noise, the dust, the landscape scarring, the displacement of wildlife, the steady growth of the mine pits, and the lack of reclamation of the land after the mining is complete. The duty for decommissioned quarries to undergo site rehabilitation as outlined in the Stakeholder Engagement Document have not been honoured by existing quarries or enforced by the RM in the area.</p> <p>If the Planning Area Board is "moving towards improved planning and decision making for a sustainable future". Start now. Vote this proposal down and go further. Buffer zones around recreation areas are provided for in the zoning by-laws – protect this area from future mining. Abide by the planning mandate: "Protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations."</p>	
76	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. My Grandparents, Parents and now myself bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that already have been mined. What will this area look like in a few years if this is allowed? Would you want to own a cottage or property here? Are you prepared to buy us all out if they are continue to devastate our area and ultimately destroy our property value?	05/03/2021
77	We are long time property owners of the Gull Lake area and do not wish to have another noisy, land destroying gravel pit in our area. After all the complaints of the other pits in this area I am disappointed with the RM to even think this would be okay. Find another area where people don't have to be affected by this type destruction.	05/03/2021
78	I am a cottage owner who has been spending my summers at Gull Lake for over 60 years with both my immediate and extended families. This letter represents our collective thoughts on the proposed new Gravel pit ... We appreciate the natural beauty and sound of nature not found in the towns and cities. We have noted increasingly the industrial developments around the lake and reduction of the natural forest and green spaces. I am sending this letter to voice our opposition to the proposed Gravel Pit development on Stead road. We have several points supporting our concerns and opposition to this development. Our primary concerns based on our current observations of both the current and dormant gravel pits surrounding the lake area. We see very little effort	05/03/2021

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	taken regarding dust control, or noise abatement. We note no noticeable remediation of the abandon pits as would be required of any mining or pit operations in this 21st century. No efforts to reforest or provide green belts to reduce or eliminate these eyesores in the recreational cottage country areas. This newest pit would increase this negative visual impact. We see no mention of environmental or pit closure plans in any sources published to date. We suggest before any further consideration a full environmental impact study be produced along with both an operating plan to address light, dust, noise, oil or fuel spill issues. A remediation plan for pit development and closure. We also request this plan be costed and ensure there is money set aside for eventual pit closure once production is complete. This is not an unreasonable request and in accordance with normal mining and pit operations in other parts of the province and country. In recognition to the very close proximity to recreational areas, we suggest as part of the environmental study a light and noise pollution impact study be included, with plans produced to address the concerns that would be raised from the studies. Regardless of operating hours, we assume there will be site security that may include extra lighting and perhaps enclosures to protect equipment. If this is not the case we would wish to know what security will be provided to protect the public from gaining access to the work areas with risk of injury. We have noted in supporting documentation that this development could be a money saving for residence by means of additional funds coming into the RM. We suggest a traffic study be conducted that takes into consideration the extra highway degradation due to both the equipment movements and the staffing traffic as well as the anticipated rock chips to public vehicles that would need to be covered by provincial insurances. We are interested to see how the savings look at that point. We are in opposition to the proposed new gravel pit off Stead Road due to both our current observations of the existing gravel pit developments in this area and the concerns noted above.	
79	We have been a property owners at Gull Lake for 40 years and have enjoyed the peaceful surroundings and natural beauty of the area. We are not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to the area. We're also disappointed that this is the first time (just in the last week) that we've heard of this Project and not been informed by the Municipality. We don't feel that saving \$175,000 a year warrants the disruption to our way of life at Gull Lake. For these reasons we are asking that this proposed gravel pit on Stead Rd, plus any other similar developments in the area, be stopped.	05/03/2021
80	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. Being a 50 year property owner and tax payer in St Clements I strongly oppose the project.	05/03/2021
81	We are strongly opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer we are asking this project be rescinded. We are not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. The tranquil environment Gull Lake provides to our entire family will be drastically affected by any gravel pit development and we are asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/03/2021
82	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favor of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. Also I heard a number of years ago the property that is beside and behind 319 Arnhold was sold and had a Municipal grant to fill in all the gravel pit holes on this acreage and now you are going to start another one across the road, not in favor of this new GRAVEL PIT.	05/03/2021
83	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a family member of a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I'm a family member of a cottage owner at Gull Lake and we have been visiting this cottage area for 22 years and the most enjoyable part is to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/03/2021
84	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. Chief concerns:Environment damage - water, floral and fauna; Unsightly de-forested land – these areas are eye-sores; Noise – the constant rumble and banging and the shrill beeping from the reversing vehicles ALL day long; Reduced property values – there is no hiding the sights and sounds from potential buyers. Four generations of our family, occupying many residential and seasonal properties, have been coming to Gull Lake for about 70 years. It saddens me every time I pass the areas that have been ruined by these gravel pit operations; the missing forest in particular. We are all too familiar with all of the negative aspects of living near a gravel pit and the possibility of having one so close again is hard to even contemplate. Please, keep Gull Lake beautiful!	05/03/2021
85	I recently became aware of a proposal to develop a new Gravel Aggregate Mine in the Gull Lake Basin where my family has been property owners and taxpayers since 1952. I vehemently oppose the proposition of developing an Aggregate Mining Quarry in the Gull Lake Basin Area. There are a number of concerns that I share with our Gull Lake Rate Payers Association. The concerns are as follows: Gull Lake Watershed: Irreparable damage to the current water shed of Gull Lake. I am old enough to remember the problems with the old Winnipeg Supply Aggregate Mine currently called the Inland Quarry. In an attempt to expand the mining operation of the Winnipeg Supply Quarry and harvest more gravel from the site a deeper depth was excavated. As a direct result of this foolhardy endeavor the Gull Lake Watershed was breached and before emergency repairs could be made at the site of excavation the lake water level dropped significantly and remained at that level for several years following. The Quarry was flooded and repairs were made and further excavation was halted. This scenario points out how fragile the Gull Lake Watershed and the ecosystem that it	05/03/2021

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	<p>supports actually is. Residents of Gull Lake currently utilize the Gull Lake Watershed for their wells and clean potable water supply, and several tens of thousands of dollars have been spent by the residents procuring their private water supplies. All of which are potentially in jeopardy with further Aggregate Mining Operations in the Gull Lake Area.</p> <p>Air Quality and Potential for Silica Contamination: There are numerous scientific articles in both the Canadian and American literature about the risks of air contamination with Silica Dust Particles both at the Quarry site and distant from the Quarry site. As you may or may not know, Silica is a carcinogen that is more than capable of causing direct bodily harm by initiating a cancerous process mostly involving the lungs. This is of significant concern and has been the concern that has launched class action legal action to halt aggregate mining operations in a number of jurisdictions. As a Medical Doctor I have concerns for the current generations of people who enjoy their life at Gull Lake and its regions, as well as the future generations that would derive the same enjoyment of the region.</p> <p>Noise Pollution: As residents of the south shore of Gull Lake we all know from past experiences with the previous Winnipeg Supply Quarry and the Inland Quarry that noise pollution has been a major factor in spite of berms being present at the perimeter of the quarry. Yes there are noise by-laws for the RM but they were never enforced, and the operators had carte blanche to operate into the late evenings Monday through Saturday and on more than rare occasion Sundays as well. This is a major detractor from the enjoyment of the region by humans, not to mention the effect this has on wide life in the area and changes in migratory patterns directly due to the noise pollution.</p> <p>Irreparable Damage to the Ecosystem of the Gull Lake Basin and Region: I expanded on a portion of this aspect in the opening concerns. However, there are fragile waterfowl habitats, native wild flowers, and grasses that are peculiar to the Gull Lake Basin and once these are disturbed they are gone forever.</p> <p>Deforestation and Impact of Deforestation on Climate Change and Carbon Footprint: As Canadians we are all keenly aware of the Paris Accord and our Country's Mandate to lower our Carbon Foot Print. This starts with preventing deforestation, which is a major contributor to global warming and the worldwide impacts of this. There cannot be an open pit Aggregate Quarry Mining Operation without Deforestation! A recent example that is fresh in the minds of Gull Lake Property Owners involves the deforestation of the North West Corner at the junction of Arnhold Street, Highway 12 and Highway 59. While this property was privately owned and resides in the RM of Alexander the premise is the same. There was massive deforestation of pristine Boreal Forest in the area and the site was subsequently found to be unsuitable for Aggregate Operations. Yet the area was not brought back to its original condition.</p> <p>Restoration of the landscape: I have enjoyed time in the Gull Lake area since 1955 and throughout all of those years I have never seen previous aggregate quarry sites brought back to pre-quarry days with planting of grasses and trees to allow reforestation. Whether this is not a Provincial Mandate or is a Provincial Mandate that has been neglected is open to question and clarification.</p> <p>Nonetheless it is a concern for all in the Gull Lake Area with the current inactive Quarries.</p> <p>Heavy Equipment Carbon Footprint and Pollution: Most if not all heavy equipment, including transport trucks are diesel powered and carry with them a significant degree of CO2 pollution and the air quality issues that accompany the use of such equipment. Then there is the refueling and spillage of diesel fuel that can and will percolate through the porous gravel and sand and contaminate the ground water table and Gull Lake Watershed with hydrocarbons, most of which are carcinogens. These are concerns that I am sure that as residents of Gull Lake we all have as concerns.</p> <p>Operation of Heavy Equipment and Safety of Pedestrians and Bystanders: From my early recollections of Gull Lake and the Gull Lake Region more and more leisure time is being used spent around the lake rather than being on the lake. This involving bicycle riding, jogging, walking around the lake, including the back road nature trails close to the proposed Aggregate Mining Quarry. This brings to the forefront safety for pedestrians and bicyclists which will not only be adults, but also children. As we all know children are inquisitive and the potential for exploration to watch machines work, is fraught with hazard and the results can be not only disastrously but devastating lifelong with the potential for loss of life.</p> <p>Decline in Property Values: There is no question that once the pristine environment is disturbed and replaced by commercial for profit endeavors that residential property values will fall. There are numerous examples of this in other jurisdictions and this is a concern that is shared by all residents of Gull Lake. As a result of the decline in property values comes a decrease in tax dollars due to the RM of St Clements, so the proposed \$175,000 savings to the RM in operational costs will be a wash with a decrease in tax dollars from the Gull Lake Residents. The bottom line is the projected savings to the RM of approximately \$175,000 per year, or 3.5 to 5.25 million over the 20-30 year lifespan of the Quarry. As a property owner of Gull Lake Manitoba, and one whose family has owned property at Gull Lake since the early 1950s, I can honestly say that we pay significant taxes to the RM of St Clements and yet we receive very little in return for our monies paid. The theoretical monies saved will not benefit residents of Gull Lake but will benefit other residents of the RM of St Clements at our expense.</p> <p>Several years ago the Gull Lake Rate Payers Association explored the idea of incorporating as a township, separate and distinct from St Clements. Perhaps it is time to regenerate enthusiasm in this idea and endeavor, as it would appear only then would we have the best interests of our Gull Lake Population and Ecosystem at heart.</p>	
86	I am opposed to any gravel pit development on Stead road and or surrounding area of Gull Lake. As a property owner and a tax payer I am asking this project be rescinded. The actual effect on the wetlands and aquifers is still unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding Gull Lake is unacceptable. No attempt has been made to reforest the areas that have already been mined. At this point they are devastating our area and ultimately destroying our property values. We are experiencing excessive noise pollution from the pit and heavy traffic of large trucks and machinery in the surrounding area. As tax payers, we value the conservation of the natural environment.	05/03/2021
87	I am opposed to any gravel pit development on Stead road and or surrounding area of Gull Lake. As a property owner and a tax payer I am asking this project be rescinded. The actual effect on the wetlands and aquifers is still unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding Gull Lake is unacceptable. No attempt has been made to reforest the areas that have already been mined. At this point they are devastating our area and ultimately destroying our property values. We are experiencing excessive noise pollution from the pit and heavy traffic of large trucks and machinery in the surrounding area. As tax payers, we value the conservation of the natural environment.	05/03/2021
88	I am writing this letter to voice my opposition to the proposed gravel pit development off of Stead Road and any future development in the close proximity to the Gull Lake, Manitoba. Another gravel	05/03/2021

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	<p>pit right in the heart of the community, right next door to homes, would be devastating on the environment and ruin the quality of life. The Gull Lake area is a peaceful area that has multiple properties. It is a place that taxpaying residents can escape the noise and busyness of the city and relax in the tranquility of their properties. As a family we have enjoyed this area so much that we recently purchased a home to live full time at Gull Lake, MB. I was surprised to hear that St. Clements has put forward a plan to allow another gravel pit quarry without completing the report they requested in 2015. What new information does St. Clements have they have that has not been shared with the residence and tax payers? Do they have concrete information that indicates there will be no impact on the wetlands, the natural environment, the wild life Gull Lake's continued viability. Other gravel pits in the area have been used and there hasn't been any implementation to reforest or support the natural environment to date. Now our own municipality want to do this in their own community and the taxpayers that support the area in multiple ways. This is unacceptable! Here are some of my concerns:</p> <p>1. Traffic and public safety: There are only two access points to Stead Road. The road is narrow and very little room on the shoulder. Many people and their children walk, run or bike on the roads at all times of the day. With the proposed gravel pit it would mean a significant increase in tandem dump trucks per day on the same road causing congestion, pollution, more wear and tear on a road that is already in poor condition and most importantly a greater potential for accidents. The Trans Canadian Trail runs right through the proposed gravel pit, where will people go if this is disrupted and in accessible?</p> <p>2. Noise, dust and air pollution: The noise, dust and pollution created by this proposal would adversely affect the entire community as wind travels through the area. This would include the blasting, extracting, crushing and conveying equipment that will produce sounds which will affect wildlife habitat and quiet enjoyment of the surrounding properties. Low frequency sound will be transmitted into fish areas as well as blasting shockwaves. With other gravel pits already in the area, one can only imagine what the decibel level will be if this gravel pit is allowed to operate in such a close proximity to residential properties. The operations will produce flying dust sources which will contaminate the area and be harmful to the surrounding environment. What measures can you possibly make to reduce these emissions? What about people who have asthma or breathing concerns. I would like to see the impact study on the decibel levels.</p> <p>3. Water: The gravel pit will be excavate below the water table and would have negative impact on neighboring wells that is fed by the aquifers that flow through the property in the underground streams. Water always follows the path of least resistance and any single, multiple or successive development or site alteration activities could have a negative impact on community wells and the wetlands. I would like to see the impact study.</p> <p>4. Wetlands and wildlife: There is a large wetland just on the other side of Highway 59; Brokenhead Wetland Ecological Reserve that is home to the Interpretative Trail. Government of Canada and Manitoba have stated that Wetlands are one of the most important life support systems on earth. Not only do they provide critical habitat for fish, birds and other wildlife. They help to minimize or remediate environmental problems and help regulate atmospheric gases and climate cycles. I would like to see the impact study that will ensure that Brokenhead Wetland Ecological Reserve would not be negatively impacted by another gravel pit development in the area.</p> <p>5. Contamination: Having a gravel pit can have an enormous negative impact by adding to the sediment washing into the area from the run off on the property. Airborne particulates as well as toxic emission from trucks, equipment and machinery may seep into the group and contaminate ground water that flows into the neighboring wells, lake and the ground that animals life and roam on. I would like to see an impact study.</p> <p>I would like to add that another gravel pit development off of Stead Road in the St. Clement's municipality would have a drastically affect on our ability to enjoy our properties that we have invest so much money and time into, decrease our property value and destroy the quiet, peaceful community in which we live. If St. Clement municipality allows this to go through the negative impact that the pit would have on the environment and its inhabitants is irreversible. It would compromise the health and safety of our community and ruin the character of this small lake community forever.</p>	
89	We would be upset if Saint Clements went forward with the gravel pit operation along Stead Road. We go to Gull Lake to have a quiet time. When the gravel operation along Hwy 59 is in operation, we hear it from the south east corner of the lake. Either buy me out and create one large gravel operation or have a cabin community. These are not entities to have side by side. One is to enjoy nature, the other is to destroy nature.	05/03/2021
90	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. Our family has invested in, and enjoyed this area, for over 60 years. Our intent is to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/03/2021
91	I just want to insure that the importance of our battle against this proposed gravel pit is made extremely clear. This will be the 4 th operating gravel pit, in our surrounding area, that will be running at the same time. How many more do we have to put up with? At what point does it become too much for a residential neighbourhood. So again I state: I am opposed to any gravel pit development on Stead Road as well as any other areas surrounding Gull Lake. As a property owner and a tax payer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I also am worried about the safety of our kids. Remember this is <u>cottage area</u> . There are a lot of kids here and they have grown up using those trails. It will also have a great impact, not only the lake as a whole, but the residential properties on the south side of Stead Road that are bordering this pit. We have own this property for over 70 years & hope to pass it on for family to enjoy for another 70+ years. We moved out here 10 years ago for a reason, which was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/03/2021

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92	This is a garbage dump at gull lake in the 1970s which was closed because of toxic waste. This dump is in the proposed gravel pit at gull lake.	05/03/2021
93	This email is to inform all the above listed elected officials that as a property owner on John St. at Gull Lake we are strongly opposed to any gravel pit development on Stead Road or any other vicinity in the surrounding area of Gull Lake. As property owners since 1978 we have spent many evenings listening to the noise of Quarry machinery running as late as 10 pm. This proposed quarry with regard to its noise output is practically in our back yard! Therefore daytime noise will be just as intrusive and annoying. The vehicle traffic pulling out onto Stead Road from the quarry will be tremendous and non- stop. Our Children & grandchildren often go bicycling on the trails & along Stead Road leading to the trails. How many accidents are going to occur & how much loss of life? This is a recreational area & so should remain as such. Hwy. 59 is only a two lane Hwy. from the Stead Rd. intersection south to the established divided portion. As you all know, this portion of Hwy runs through the Ojibway nation reserve and past the Casino. Often we have to slow down below the posted speed as many pedestrians & especially children cross the Hwy through the reserve. This stretch of Hwy is already highly trafficked & another quarry will significantly add to it. This proposal should not even be considered until Hwy. 59 is 4 lane through this section. If the municipality proceeds with this plan – then you have not not thoroughly considered the impacted of several hundred loaded gravel trucks on a two lane Hwy travelling 100 kms an hour over many years. The impact on the aquifers & the wetlands in the surrounding area is not known. The loss of wildlife & the resulting deforestation, with as yet no regard to reforestation of existing quarry areas in this vicinity, does not bow well for this project. Gull Lake is like a pot of water sitting on a hill of sand & gravel. If you keep digging the sand & gravel out from near that pot, it is eventually going to be affected. How much is it going to take before the lake suffers adverse effects?? You don't know & neither do we, but we want to preserve the natural qualities & the recreational components of this cherished area (peace, tranquility & natural beauty.). As a property owner & taxpayer we feel that this project should not proceed. Gull Lake is far too important & provides many tax dollars to the municipality.	05/03/2021
94	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. This cabin has been in our family for over 75 years and we will continue to voice our concern with regards to this. We want our future generations coming down and enjoying the beauty and nature that this offers us.	05/03/2021 05/08/2021
95	We ... own property and a cottage at Gull Lake ... We do not want the development of the gravel pit on Stead Road to proceed. We are concerned for the aquifer from which we get our well water from, for the lake which we enjoy very much and for the wetlands to the west of our lake. Even with environmental studies not all possibilities can be 100% checked so we feel the risk to our lake and area is too great to proceed. Please stop the plans to further develop the Stead Road Gravel Pit.	05/03/2021
96	<p>We are writing this letter, to express our ardent opposition to the proposed gravel pit development on Stead Road – in addition to any expansion of such projects around the Gull Lake area. As a property owner in the area for over 40 years, and tax payer – we are asking that the plans for this project be rescinded. There are a multitude of reasons for our opposition of such plans, but we will highlight some of the most concerning.</p> <p>Gravel Truck Traffic: In order to deliver the aggregate to market gravel trucks are used to haul the material to the customers. These trucks have a capacity of between 11 and 22 tonnes depending on the number of wheels and the physical size of the unit. (1) https://www.reference.com/science/many-tons-gravel-can-fit-dump-truck-89dc08c93ac5e34d?qo=contentSimilarQuestions#. Dependent on the amount of deliveries anticipated, this would have the potential of up to an additional 10+ trucks travelling down Stead Road and adjoining areas a day. This would mean noisy gravel trucks up and down Stead Road every day. In addition, Stead Road and Hwy 12 – are both roads that residents utilize with children to either walk to and from the local grocery store, or ride bikes for ice cream during the summer months. This would turn from a relatively safe and controlled area – to one with exponentially increased risk and or the elimination of daily outings that make Gull Lake such a pleasure to be a part of. If the operation time of the quarry is limited to 12 hours per day 6 days per week the truck trips would be multiple trucks, pulling on to Stead Road and merging onto Hwy 59 or Hwy 12. When merge times are added for existing vehicle use, increases the traffic/accident risk of merging significantly on what are already notoriously dangerous stretches of highway. The sheer Tare weight of the vehicles themselves, will also serve to significantly erode what is already a badly deteriorated road, (Stead Road).</p> <p>Pollution – Air & Noise: Besides the huge traffic and safety concerns which will be created by such an enterprise, there will be an immense increase in exhaust gases produced by this large number of trucks. However, this is not the only source of air pollution. Fugitive Dust Emissions are also generated from the plant yard due to vehicular traffic and wind. (2) https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/. This dust settles on the vehicles during loading operation and is then blown off as the truck moves down the highway. This fugitive dust is then deposited on the highway where it is then spread by all vehicles in the air as the tires pick it up. The dust is then in the air to be spread by the wind and is deposited on the surrounding environment where it can kill both vegetation and aquatic life depending on the formulation of the compound and its toxicity levels. Obviously, the addition of that number of vehicles to the area will result in a huge noise increase from engines, air brakes, gear changes, back up alarms etc. This will simply destroy the tranquility and enjoyment of the area for its residents.</p> <p>Environmental – Wildlife Impact: The area surrounding the current pits, is an active and relatively safe sanctuary for everything from foxes and bears, to deer and other smaller wildlife that each play a role in maintaining and preserving the ecosystem. What is being proposed, can only be seen as detrimental to the existing wildlife as well as to the residents in the surrounding area. What is also unknown, is any potential impact and contamination of ground water which for many residents and wildlife alike, constitute their drinking water source.</p> <p>Liability to Properties & Business: There are no adequate financial instruments such as bonds and liability insurance in place to compensate for: Unforeseen consequences from operations on the environment; Diminution in price of surrounding properties and businesses.</p> <p>These are some of our most glaring concerns. There are a sufficient amount of areas within the Province that have existing/active gravel pits. Why would there be a necessity to build and activate one in such close proximity to a treasured lake community? If it is to realize cost savings, and not pay fees to other quarries that are accessible within the St. Clements area – then we believe this would be an extremely short sighted view. We postulate that a significant amount of tax revenue is realized from residents/property owners in the Gull Lake area. If a proposal such as this moves</p>	05/05/2021 05/09/2021

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	forward, I could only fathom that for some – it would be an impetus to sell off properties. For others, it would make Gull Lake a less attractive community to be a part of in the future. In closing, we, are your constituents. You are hearing from our collective voices that this venture is being met with rigorous dissent. Property owners in the area have collectively put in tremendous amounts of time and effort to prevent for example – the lake’s exposure to the invasive zebra mussels. This has, and continues to be very much a grass roots effort to protect the quality and viability of this small lake community. All with the goal, to not share the same fate we have seen at Beaconia, Grand and Winnipeg Beaches. Lakes, where you now have to wear water shoes in the water to prevent cuts from the sheer number of zebra mussels that have invaded those waters. I mention this, as this is one more initiative that would only serve to destroy what is currently a truly tranquil, and beautiful gem of Manitoba. We respectfully ask that this project be terminated and not allowed to proceed.	
97	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I purchased property here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It’s bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/08/2021
98	I strongly oppose any and all gravel pit development in the Gull Lake area. For almost 100 years my family has lived in Gull Lake, have paid taxes and been responsible citizens of this municipality. This proposal should it be approved will have devastating and lasting effects on the environment, wildlife and area residents. Come the next municipal election my vote will certainly be influenced by this issue. Councillors vote no. This area has a rich history shaped by Lake Agassiz, located on Treaty One territory, settled in the late 1900’s by Ukrainian, Polish and German immigrants of which I am proud to be one of their descendants. They used the wood from the proposed area to build their homes, provide fuel to heat their homes and sold wood for extra income. They hunted moose and deer, picked wild strawberries, pin cherries, blueberries, Seneca roots. As a child, my summers were spent picking berries and selling what I picked to the campers for extra money. The fire through the area in the 1980’s gave me an opportunity to appreciate the landscape in a richer and deeper way. Area residents have used this area to hike, bike, cross country ski, snowmobile, and ride their quads. Numerous studies have shown these activities are essential to physical/mental health and connects us to something bigger than ourselves. On a recent ride into this area on January 3, 2020 with a family member we encountered this majestic creature (photo of owl). How will he be impacted by these proposed changes? As council members are aware there are numerous other pits in the area used and owned by the municipality and left abandoned. Just more wounds to the earth. How can we believe the municipality has any plans for reclamation when some of these pits have been unused for over sixty to forty years and NOTHING BUT NOTHING has been done? What we have left are holes: no trees, no plants, limited animal activity in these areas. In the last couple of years another gravel company (Chabot) has appeared creating yet more scars on the landscape. As an area resident I have yet to see any positive outcomes to residents or the environment. It is common knowledge that there is pressure to find gravel, Birds Hills and Seddons Corner are nearing the end of their usefulness. What’s next? Well it’s not Gull Lake. We have had to live with the noise coming from Winnipeg Supply (Inland) gravel pit for decades. On most nights you can also hear the traffic from 59 which would be even more problematic if this proposal goes through. What about dust pollution? In addition, how many lives are going to be lost because of vehicular accidents due to increased traffic? Is this municipality prepared to vote for the financial gain of having gravel pits in this area or lives lost? I would hope that when the vote is taken ANY councillors or councillors who have family members who will profit from this proposed venture will refrain from voting. I would hate to see the municipality or any councillors involved in lengthy court cases which will cost the tax payers even more money. I find it interesting that in 2017 part of this proposed gravel pit area was designated as a TransCanada Trial by this very municipality. Four years later this seems to be forgotten. As well in the last two weeks some if not all of the signs designated have been taken down. Coincidence, I think not. How does this proposal in any way leave a legacy for the generations to come who live in this area? Lastly, I would like to remind councillors that voters have a long memory and will be watching the actions of our councillors to inform our votes in the next election. Vote No.	05/10/2021
99	I write this with extreme disappointment and much confusion on how Municipality Board Members can put forth such a plan after having representation on our GLBMB over the years supporting us on terminating future development that brings high risk to our community. Also, continued support with our aeration system and Invasive Species (Zebra Mussel) prevention plan amongst support in other areas, proves you have an investment to protect here as well!! All this support has been much appreciated, but seems counter-productive to encourage such a proposal. Please refer to the statements below taken from the Development Plan By-law. Your proposal ignores these commitments by threatening our natural landscape, wildlife, noise pollution, air quality, road conditions and high traffic volumes. All of what we have fought against for years in the past. The Gull Lake community cannot sustain any more development without severe consequences that have a direct negative impact on our current living conditions and property value. What also needs mentioning are the Brokenhead Wetlands. This beautiful informative trail would be severely affected by a quarry operation. This must remain a sacred and cultural site. My husband's family have owned property on Gull Lake North Shore for 55 years. We made it our permanent home approximately 6 years ago. I have read some comments that this will not affect the quality of "weekends" as it would be a Monday to Friday operation. Also that "crushing" would take place in the fall and winter. MANY of us live here all year around and for you not to consider ALL of the effects would be nothing short of irresponsible! For these reasons and many more, we strongly oppose the Gull Lake Quarry proposal and highly recommend you vote against it. "Purpose: To identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof." "Objectives: The objectives of this Development Plan are: To ensure development occurs in a manner which is harmonious with surrounding land uses and to minimize risks to people and property that are associated with natural hazards; To protect and preserve the natural resources and ecosystems of the Planning Area for the use, pleasure and benefit of all people and future generations; To support and maintain the existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg, the Red River, and its tributaries; To protect Urban	05/09/2021

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	<p>Neighborhood, Downtown Mixed Use, Settlement Centers, General Development, Resort, and Regional Commercial, Institutional, and Recreation and Open Space areas from incompatible agricultural and industrial activities;"</p> <p>"The Selkirk and District Planning Area Board is increasingly aware of the importance of moving towards improved planning and decision making for a sustainable future."</p> <p>"Sustainable Development definition: economic development that is conducted without depletion of natural resources."</p> <p>"By Law Objectives regarding Extraction: To minimize potential land use conflicts between mining activity and other adjacent uses; particularly in locations in close proximity to designated urban centres, settlement centres, general development areas, rural residential or major recreation or resort areas."</p> <p>"Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws."</p>	
100	Please consider this email as a strong opposition to any gravel pit development on Stead Rd. I am a third generation Gull Lake resident who pays taxes to the R.M. of St. Clements and wish to enjoy my retirement years in a peaceful and safe resort-like setting as this is my primary residence. I do not want to experience extra noise, traffic, dust , subpar water quality or a loss to wild or plant life in exchange for a mining development. I am choosing to retire here for a reason and this project would be devastating to this community. Your reconsideration on this proposed plan is of vital importance!	05/09/2021
101	<p>I am a third generation full time resident and I reside on my grandparents homestead. I have lived the majority of my fifty two years of life in Gull Lake. My father was born here and lived his entire eighty six years here. I am in opposition to ANY development of the Gull Lake area. My grandparents used that area as community pasture for cattle. The main road through the area was here pre-settler as that was often discussed. It has always been called the aboriginal trail. They logged, hunted, and mushroom and berry picked that area. The majority of those trails exist thanks to settlers who also used it for those uses. I too grew up using that area. Unlike my grandparents or father my use was mostly recreational. As children we rode motorcycles and atvs, we berry picked and hunted. I know every inch of that bush. In the late 80s we were devastated by a Forest fire that consumed many acres. It was then that I realized the great topography of those hills. My father kept the road open the following winter to help allow access to the cutting areas designated by the RM, he did this all for free. People harvested the Jackpine and that particular area was cleaned up immensely. The Forest has come back and most don't even know what happened there. Now our RM, to whom I speak to today want to develop this area. I assume the thought turns to the financial gains. I image the RM will profit by pulling material out of the ground for the use here. Judging by the size of the proposed quarry I gather the RM is also thinking of subletting areas out to other contractors. It's well known in the gravel industry that the Birdshill and Seddons Corner pits are near the end of their usefulness. With Gull Lake being within a reasonable driving distance to Winnipeg it's only obvious what the RMs next thought is. The bush will be pushed down, plants will be destroyed as will the hills and trails all for the sake of financial gain. The natural terrain will be gone for ever and this pit will be the start of a much larger expansion south. This area has given enough. Take a look around we are surrounded by that thought process since the 60s. The Winnipeg Supply Pit (Inland) has given life to basements, bridges and roads. In that time jobs came and went, a life was lost to the crusher and any financial gain went with the gravel. Today we left with a gaping hole, it will never go back to nature it can't. The RMs track record isn't much better. The stead road pit has been in use since the 80s made out of two dormant garbage dumps. Great idea that council had. It too is now a disgrace. Once hidden by a large earthen gravel hill is now replaced with a low windrow of sandpiles, exposing old parts of the previous dump. Let's not forget how the RM allowed the dumping of raw sewage down the first trail to the left going south. You dumped a little gravel on it but it's still there. Let's not forget the noise. Increased big truck traffic. Environmental concerns. Lack of recreational area for a population designated for recreation. In summation council's in the past have said trust us, we did ... and the proof is the area we are left with all around us. Don't repeat the mistakes of the past and leave this area alone Gull Lake has done enough for the RM and considering our tax contributions we still are.</p>	05/09/2021
102	<p>I am opposed to gravel pit development on Stead Road and in the vicinity of Gull Lake.</p> <p>First, the project has the potential to harm the environment, habitat and waterways in the area. Manitoba is facing drought like conditions. Development of another pit creates added water quantity and quality issues. Runoff and leaching will potentially contaminate groundwater and surface water. Water tables that were created by nature over thousands of years will be destroyed when layers of sand, gravel and soil are disturbed and their filtration process is decimated. Contaminated water sources take billions of dollars and years to fix ... and some are never fixed.</p> <p>Second, it is also important to discuss the scale and impacts of truck hauling traffic that accompanies gravel operations. For example, if the operation has 20 truck trips per day every day for ten months of the year that will be a massive increase in heavy truck traffic on Hwy 12 and Hwy 59. These are single lane roads. This will most certainly lead to increases in traffic accident rates on Hwys 12 and 59. It is especially problematic for the tens of thousands who travel Hwy. 59 regularly to all the East Beaches communities to enjoy summer cottages and for the additional thousands who come to enjoy the many beaches, such as Grand Beach, on a daily basis.</p> <p>Third, the increased accident rates related to the increase in heavy truck traffic will also lead to an increase in costs to provide first responders, such as EMTs, firefighters, and police officers. Likewise, increased traffic flow in winter months may require additional plowing and road salting to accommodate truck traffic operating at off-peak hours while non-commercial traffic patterns tend to wind down.</p> <p>Finally, the replacement times and associated costs of road repair will be accelerated as the volume of truck traffic, hauling heavy loads of gravel, will lead to much higher road wear than is currently the case. For these reasons, I am asking that the project be stopped and a full review of potential impacts be undertaken.</p>	05/09/2021
103	With reference to Scatliff + Miller + Murray (SMM) letter, dated April 21, 2021, addressed to the Gull Lake Ratepayers Association, as a resident property owner and taxpayer, my family and I are strongly opposed to the development of any new gravel quarries or pits within the Gull Lake area. A satellite image of Stead Road and the Gull Lake area captures the devastation produced by active and inactive quarries and mining pits. The adverse effects on the natural and social environment, (e.g. groundwater contamination, wildlife / habitat loss, soil erosion, noise / dust / vibration, accidents / malfunctions), as stated by Scatliff + Miller + Murray (SMM), cannot go ignored. Additionally, I have safety concerns for recreational activities (walking, biking and hiking), due to increased heavy equipment operation and large vehicle traffic. We purchased a cottage at Gull Lake in 2005 to enjoy a variety of recreational activities, the natural beauty and serenity of the lake.	05/09/2021

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	Your master plan should not be approved within the stated area. I strongly recommend that each of you visit Gull Lake and the surrounding area to see for yourself the devastation that active and inactive quarries and mining pits have created. Please correspond with the Gull Lake Ratepayers Association if you require any further clarification.	
104	As a long, lifelong cottage goer at Gull Lake I am appalled that you are considering allowing another Gravel Pit near the lake. I grew up hearing machinery running noise (because as you know, sound travels easily over water) from the original gravel pit at the end of the lake on highway #12. As this area is primarily a vacation, weekends getaway area, why would you allow heavy machinery to operate nearby?	05/09/2021
105	We are opposed to any gravel pit development on Stead road (where I'm moving to very soon) as well as any other areas around Gull lake. As a property owners and a tax payers, we are asking this project be rescinded. We are not in favor of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. We bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons, we are asking for this project to be stopped.	05/09/2021
106	As I'm sure you are aware there is great opposition to the Stead Rd gravel pit ... I must say I'm disgusted in this even coming up as a topic. The RM as given us letters supporting us that we don't want any more gravel pits in our area. Now you send a letter stating you are looking at opening one!! Was this to gauge our disgust? To say this is a slap in the face would be a understatement. The area is a cottage area not an industrial gravel operation. I am a year round resident and I am in TOTAL OPPOSITION of this pit. The noise pollution and the total destruction of hundreds of acres of mature pine forest for what equates to \$180K to the RM is crazy at best. Quick math shows that is less than a dollar per person. A DOLLAR PER PERSON! What wonderful things you could do with a whole extra dollar. I will be a strong voice and a leader in the opposition of further pits. I will also use my voice and position to let everyone know. You are all elected officials. This can change if this pit is allowed to open. There are pits all around us and adding more will do nothing for what is a quiet peaceful place. To date the RM or the PC government have not given us a letter stating our lake won't get drained. I ask what will the RM do? What will the PC's do? Since 2015 we have given the province enough rope to hang themselves. It is clear that day is coming. With little to no response on this issue I ask maybe it's time to have our other parties be involved as well as the media in order to get this project shelved. And also bring to the forefront to all the other cabin owners all the way to Victoria beach who will be adversely effected by truck traffic on 59. My position is clear! I will NOT support any gravel projects in the beaches area. EVER!!	05/08/2021 05/09/2021
107	I have read the Proposal for Gull Lake Quarries. From your report I find the statement: "The benefit to the municipality is a possible gain of up to \$175,000/yr". With such high risk and small return I ask why this project is even being considered.	05/08/2021
108	As a constituent of St. Clements I strongly object to the opening of a gravel pit on Stead Rd. The health of our community should be at the forefront of all levels of governments' priorities, especially since the introduction of covid-19, which is largely considered a respiratory illness. The dust from the pits, as well as the diesel from the trucks, will have a very significant negative impact on the health of our community, not only in humans but in wildlife, flora, and water. Our community is depending on our elected officials to protect our health and our environment, as such the expectation is that you will find an area for your gravel pit that is not in the middle of our neighborhood, cottage country, or so close to an Indigenous community. I would also like to point out that highway 59 goes right through Brokenhead Ojibway Nation, the transport trucks will be using this highway, which is already a dangerous highway for traffic accidents, but the school is right beside the highway as well which will put those students at risk to further pollution from dust and diesel fumes, as well as the higher risk of trying to safely cross the highway. There have been studies done showing the very significant health impacts of living within the vicinity of a gravel pit, thus we must demand that you cease all plans of opening the gravel pit on Stead Rd. The negative impact to our health, water, and land far outweigh the monetary gains that this pit will bring. https://res.mdpi.com/d_attachment/ijerph/ijerph-17-06068/article_deploy/ijerph-17-06068.pdf	05/08/2021
109	Please be advised my husband and I are strongly opposed to the development of any gravel gravel pit in and around Gull Lake, including the proposed development on Stead Road. As a property owner and tax payer, we are asking to have this development project be rescinded. We are opposed to the environmental impact, noise and extra large vehicle traffic this will bring to the cottage area. We have a cottage here for peace, relaxation and to enjoy nature. A development here would ruin cottage life and for this reason, please stop this project and prohibit any future projects of this kind.	05/08/2021
110	I am a property owner at Gull Lake, have been a part of the Gull lake community for 50 years and am tax payer to the RM of St Clements. I am gravely concerned about the proposed gravel pit development on Stead Rd. and any other areas around Gull Lake. Having experienced the destruction of beautiful virgin lands surrounding Gull Lake and suffered the incessant and irritating noise pollution that emanates from all the machinery, I am 100 percent against yet another gravel pit development in close proximity to our Lake. Our Lake is small and is vulnerable to any activity that cuts off or impacts water flow into our lake. We have had to put up with the decimation of the forests and land all around the lake, land that we love to look at, take walks through and simply appreciate. We have so clearly seen that there has been no attempt to restore the land that has already been bulldozed, excavated and ruined. The existing gravel pits are an unsightly scar on the areas that are in such close proximity to our Lake. The existing Laws says: "To minimize potential land use conflicts between mining activity and other adjacent uses: particularly in location in close proximity to designated urban centres, settlement centres, general development areas, and rural residential or major recreation or resort areas. Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive commercial development or subdivision which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Clearly, this proposed gravel site will increase travel danger, devalue our property, cause noise pollution, endanger the water supply to our Lake, and mar and scar the landscape surrounding our lake. A large part of enjoying a resort area lies in enjoying nature. Plant life, animal life and bird life would be destroyed. I find it hard to understand why so much land destruction has been allowed to date around a vulnerable lake. It needs to stop now and we need you, as our representatives, to advocate on our behalf and vote with a strong NO in order to protect this resort community. This would never be permitted around the Lake of the Woods resort areas. We need to be protected in like manner. I am hoping with your help, to preserve the land so close to our lake so that my adult children and grandchildren can enjoy it. It would be so very sad to see this additional section around the lake decimated. Be our advocate and protect the land that you have the power to protect. Vote this proposal down and in doing so protect and preserve the natural resources and ecosystems of the Planning Area for all people now and for future generations.	05/08/2021
111	I object to the opening of the Stead Rd gravel pit. https://www.torontoenvironment.org/gravel/impacts	05/08/2021

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112	I strongly object to the Stead Rd. gravel pit.	05/08/2021
113	I am presenting a unique situation that requires input from all three levels of government in multiple municipalities. I live in the community of Gull Lake Manitoba, a small lake approximately two kilometers long by half a kilometer wide, and located in all of your districts (latitude and longitude 50.410, -96.515). We have approximately 400 residences in the immediate vicinity, they are a mix of full and part time residents (approximately 25%, 75% respectively), and the lake itself is divided by the border of both provincial and municipal constituencies. The area is rich in mineral deposits and we have multiple aggregate quarries currently active in the area. In recent years there has been a dramatic increase in the activities in the old mines and a new mine opened. Our two lake associations (Gull Lake Rate Payers Association, and Gull Lake Basin Management Board) have been representing the communities opposition to development in the area and at this point I feel there cries are not being listened to. As a property owner and a tax payer I am asking that the expansions of the currently active quarry boundaries and approval of new aggregate quarries in the surrounding area be stopped. The active and proposed four sites along PTH 12 (between PTH 59 and Stead Rd) and two sites along Stead Rd (between PTH 59 and PHT 12) present significant impact on the local environment. The actual effect to the wetlands and aquifers that these proposals will do to Gull Lake itself is unknown. Additionally there will be significant impact and loss of habitat to local ecology: birds, small and large mammals, flora, insects etc. which inhabit the area (this area is home to Red-headed Woodpeckers, and Lady's-slipper orchids, both Threatened Species as identified in the Canadian Species at Risk Act). The amount of devastation to the natural environment proposed by these development plans is unacceptable. In addition no attempt has been made to reforest any of the areas that have already been mined and abandoned or test mined for quality. The issues these proposals present are not just related to environmental aspects, they also have a dramatic effect on value of the area. Both Stead Rd and PTH 12 are two lane roads in rather bad condition. The lanes have degraded to the point when painting lines the outside line is actually painted on the gravel shoulder because the road is no longer wide enough. The shoulders are very narrow (a meter at most) before the steeply descend into the ditches. Continual heavy truck traffic will eviscerate what is remaining. The noise pollution created by rock crushers, heavy equipment, and engine breaking semi-trucks at all allowable hours will be vast and completely diminish the intent of a cottage as an escape from the "noise". Then there is the aesthetic value of the region, aggregate quarries are an eyesore, they do not add any value to the experience of a lake community. These last few issues are personal but should be the largest worry to the local municipalities. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region and interest in it. In conclusion the proposals regarding aggregate quarries in the area of Gull Lake Mb is completely tone deaf to the value of conserving the natural environment, and is not in the best interest of the residents closest to it. Once again, I stand in opposition to any and all expansions of the currently active quarry boundaries and approval of new aggregate quarries in the Gull Lake area. I would very much like to have the support of your offices in this stance.	05/07/2021
114	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As a property owner and tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the noise of the city behind and enjoy nature. For these reasons I am asking for this project to be stopped.	05/07/2021
115	I am writing this on behalf of my elderly parents. They do not do computers and are 90 yrs old! They have lived in Gull Lake since they were 55 yrs old! Their 4 children (spouses), 5 grandkids, and 5 great grandkids have had they immense pleasure of enjoying the community of Gull Lake! They are very sad to hear that RM if St. Clements is spearheading yet another gravel pit so close to our community! They know all too well how noisy and dusty and dangerous it is cause of the current one in use at the end of Wright St. is only a few hundred meters away. They have had to endure that noise/pollution from dust and gravel. The traffic of trucks carrying the gravel will be horrific to the peaceful happy life in our very active community. Also the damage to a road that is not in the greatest condition! So they are definitely against this gravel pit and any further plans near to Gull Lake!	05/07/2021
116	I am a long time seasonal resident of Gull Lake and I am opposed to more gravel pits in our area. I would like to see more studies and environmental impact reviews before any more digging around our area should occur. Lots of unique flora and fauna to be considered as well as the wellness of the lake and its delicate water catchment area and drainage.	05/07/2021
117	I have been a Gull Lake resident since 1987. My property ... I have thoroughly reviewed the proposed Gull Lake Quarry Master Plan Community and Stakeholder Engagement Request that has recently been disseminated throughout the community. After a careful review of the proposal, I am writing to express my full objection to the proposed Gull Lake Quarry development. Furthermore, I strongly object to any similar gravel mining project in this site and its surrounding areas. My family is a member of the Red River Métis with scrip to the land on which the gravel pit is proposed, I have serious concerns regarding how the gravel pit will affect the land, environment, and ecosystem which my family has worked for generations to preserve. Historically the Métis people and their voices have been ignored in the decision making regarding the lands on which we have been the guardians for eternity. My people and the Nations in the region were the guardians of the land before settlers arrived and we will continue to be stewards of the land long after any proposed gravel pit closes (if one were to be established). I encourage the municipality to fully consult and listen to its stakeholders and rights holders (i.e. Indigenous communities and members) in the region. Previous projects of a similar nature have detrimentally impacted my quality of life and that of my family. For example, the property had an abundance of fresh water when our family purchased the property in 1987. This water supply was essential to our day-to-day activities living in a relatively remote and isolated area. This was particularly important as we were a young family with a new baby, which required daily laundry, baths and maintaining a household of three. This changed significantly in the spring of 1996 when massive piles of crushed gravel were discarded at the site of the old garbage dump. When the municipality removed this gravel, it adversely altered the water stream aquifer that fed my property. The water table declined dramatically. As a result, we had to take meticulous care to manage and conserve our water. Our ability to bathe to achieve basic human dignity was severely limited. We had to supplement our drinking water and travel of Beausejour to do our laundry on a weekly basis. This was a significant challenge for our low-income family, as my husband was injured at work and we were surviving off disability benefits. After months of adversity and a great deal of careful planning and sacrifice, we cobbled together the finances required to drill a 225 foot well. Although this solved our water issue at the time, the challenging and upsetting experience has left a lasting impression on myself and my family. As a widow living alone, my finances and capacity to adapt to environmental changes are limited. My concerns are too significant to be comforted or convinced by any of the promises of a sustainable and environmentally attentive operation. I am also aware that even the most carefully planned mining operations can have lasting impacts on the environment and its wildlife. Furthermore, even if the municipality could assure me that the environmental impact could be minimized, I am concerned about the long-term effects on the environment. As an Indigenous guardian of this land, I am	05/07/2021

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	concerned about the impacts on the biodiversity and impacts of noise, dust pollution, and contaminated water on ecosystems, as well as the ability of Indigenous peoples to hunt, fish, and harvest. In addition, I remain incredibly concerned about the added noise pollution and large vehicle traffic this will bring to my peaceful neighbourhood ... I do not see any practical way for the municipality to reduce the noise and traffic that are inherently related to gravel mining. Given my proximity to the gravel pit, standard measures will not mitigate the negative effects of gravel mining. This is deeply upsetting, as I have chosen to live in Gull Lake rather than an urban environment because I value the peace and quiet that this community offers me. Finally, as an aging and low-socioeconomic status person, I rely on the appreciated value of my home and property. My ability to retire and support myself is contingent upon the property value. Gravel pits have been proven to reduce property values during operation. This project will undoubtedly negatively impact my property value, which will have direct consequences for my quality of life in my old age. In addition, reduced property values in the area will result in reduced property taxes for the municipality. This is incredibly upsetting as a long-time taxpayer and resident of this community. In short, I oppose the municipality's plan for the new Gull Lake Quarry. I would similarly oppose any other form or iteration of this proposal. Any potential socio-economic benefit that has been presented will be outweighed by the negative impacts on property tax revenue, the environment, and quality of life of tax payers. The environmental impacts, noise pollution, increased traffic and implications for my property value would be detrimental to my quality of life and overall well-being. The municipality has an obligation to consult and listen to its residents and the Indigenous communities in the area.	
118	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/07/2021
119	I am opposed to any gravel pit development on Stead road, as well as any other areas around Gull lake. As a property owner and tax payer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic that this will bring to what is a peaceful cottage area. I come to the cabin to escape all the city noise. I come to the cabin to look forward to walking the nature trails and the peacefulness of the gull lake area. This specific site encroaches on the land I use to harvest food for my family. On the numerous counts I've expressed, I ask that this project be stopped immediately.	05/07/2021
120	<p>As a long term resident at Gull Lake, dating back to 1949 as a child and as an owner since 1972, my wife and I are vehemently opposed to the proposed development of a gravel quarry at Gull Lake for the following reasons:</p> <p>1. Heritage & Cultural Impact The opening of a quarry that is approximately 3 km from the Brokenhead Wetlands Reserve shows flagrant disrespect of the cultural significance of the area. The Brokenhead Wetland Interpretive Trail was built to raise public awareness of the historical cultural connection between the Brokenhead Ojibway First Nation and the Brokenhead wetlands. Not only does it provide an opportunity to see rare flora and ecology of the area, it provides a quiet place for contemplation of nature. The adverse effects of a quarry operation (environmental, noise, dust, increased truck traffic) will significantly impact this sacred and culturally significant site.</p> <p>2. Visual Impact: The operation of the quarry will have a significant impact on the visual aesthesis of the area. Although berms can be built to prevent residents and visitors from seeing much of the quarry extraction site, stockpiles and crushing equipment will remain visible. In our view, there is no level of "hiding" the extraction site that will eliminate the scarring of the landscape.</p> <p>3. Water Levels & Quality: Public concern over potential effects of quarry operations to the Gull Lake aquifer and the Brokenhead wetlands have been voiced repeatedly to the RM. Despite this, the decision by the RM to hire Scatliff + Miller + Murray to prepare a Master Plan for a proposed quarry in the Gull Lake area is extremely upsetting. Were our voices not heard? Although the RM acknowledges that the aquifer systems in the Gull Lake area are critically important resources and will require sufficient care and due diligence to determine whether adverse effects can be appropriately addressed, we question whether the RM is taking these concerns seriously. Reliance on one report prepared by the province in 2017 is questionable. Have things changed since the report was written? Was testing done over a long enough period? Was testing done during periods of high rainfall as well as periods of low rainfall? In our minds, the true effects on wetlands and aquifers are still unknown.</p> <p>4. Environment: Operation of a quarry has a significant impact on the environment including loss of habitat for wildlife and soil erosion. In addition, with soil disruption, invasive plants can be introduced stunting the growth of native plants thereby changing the natural habitat beyond the confines of the quarry. Has the RM done an environmental impact study to address the environmental concerns related to wildlife, plant species, soil erosion, and water quality? Furthermore, the proposed plan mentions there will be fuel containment within the site. What impact will this have on the environment as it relates to onsite spills?</p> <p>5. Noise & Vibration: The extraction, processing and hauling of gravel will result in significant noise and vibration. Noise pollution has an effect on the natural ecosystem and creates an extremely unpleasant environment for residents, animals and wildlife. The proposed quarry is also opposite the green space that was developed and is used and appreciated by the residents of Gull Lake. It is disappointing that this space would no longer be suitable for outdoor activities and quiet nature walks. The RM's solution for mitigating the adverse effects of noise, which they acknowledge is a real concern, is to limit the hours of operation to weekdays and to undertake all stone crushing activities in the late fall or winter months. This shows a complete lack of understanding about the residents of Gull Lake. Not only are there permanent residents who would be subjected to noise pollution throughout the year but the RM's assumption that seasonal residents are only at their cottage on weekends during the summer months is outdated thinking. Many seasonal residences use their cottages throughout the year and spend significantly more time than just weekends at their cottage. Thus, they too will be subjected to ongoing noise pollution.</p> <p>6. Dust, Air Quality & Health: Dust or airborne particulate matter varies in size. Large particles tend to settle quickly whereas smaller particles, which are more harmful, can be carried great distances especially in windy conditions that are common to this area. Dust will be produced from various quarry operations including extraction, crushing, screening, stacking and loading. Dust will also be produced from wind blowing over stockpiles and across pit floors. The dust produced is harmful to vegetation and to the health of wildlife, animals and humans. Dust settling on plants and trees will reduce photosynthesis and ultimately growth of the plant or tree. Fine particulate can be inhaled by humans, animals, and wildlife and is considered toxic under the Canadian Environment Protection Act. Studies have shown that fine particulates pose a greater danger to our health than other known air pollutants including smog, sulphur dioxide and carbon monoxide. Crystalline silica</p>	05/07/2021

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	<p>dust, which is commonly produced in gravel operations, is considered a carcinogen. Has the RM undertaken analysis of the crystalline silica content and dispersion that would be emitted from the proposed quarry? To mitigate dust, the RM states that water will be used on access roads and on skids and conveyor belts. While the use of water can be effective in mitigating dust, it raises a very serious environmental concern given that water is a precious and valuable resource. How can the use of water be considered a “sustainable and best practice for environmental mitigation”?</p> <p>7. Traffic & Safety: The proposed quarry will require heavy trucks to enter and exit the site to carry gravel to its destination. This traffic will alter traffic patterns and will have a negative effect on road safety. Because the quarry is off a busy provincial highway, safety issues at the intersection of Highway 59 and Stead Road will be magnified. Truck traffic poses significant safety issues to others using these roads since there are greater risks for traffic slowdowns, collisions, and road damage. Furthermore, improperly secured loads will result in release of dust and stones into the air, a health and safety hazard to motorists.</p> <p>8. Property Values: A quarry operation will have a negative impact on property values in the community. An industrial operation in the neighbourhood with noise, dust, traffic, etc. greatly impacts the desire to live in, or purchase property in the area. Very few people choose to have a gravel quarry in their neighbourhood. Reduced demand negatively affects property prices. As a significant tax base to the RM, we believe the RM has given no consideration to this in their decision to open a gravel mining operation at Gull Lake.</p> <p>In closing, the RM’s justification of opening a gravel quarry to save \$175,000 per year on public infrastructure spending is not only short sighted and flawed, it does not represent the best interest of the constituents. The substantial cost related to the destruction of the environment and natural habitat, and to the healthy and safety of wildlife, humans, and pets is much more. For the RM to jeopardize valuable cottage country which offers a lake with clear water and a sand beach, surrounded by beautiful pine and birch woods in order to access cheap gravel shows poor governance on the part of the Council. Showing flagrant disrespect to members of the Brokenhead Ojibway First Nation and their sacred wetlands further amplifies failed leadership. We are deeply and profoundly disappointed in our elected Council members.</p>	
121	<p>I’m writing in grave concern for the proposed gravel pit on Stead Road. I have educated myself on the impacts of this project and as an area resident and landowner and I am vehemently opposed to this project going forward. I own property in the area and am in the process of building a new house to become a long term resident. I contribute to the Stead community and I have more plans to improve and increase the value of my property. I enjoy using the Trans-Canada Trail which will be negatively impacted by this proposed project. I am aware that this gravel project will increase the level of noise, dust, traffic of heavy gravel trucks and ground contamination in the area. I am also aware of the risk this has to potential water contamination and the wildlife in the area. This gravel pit will unavoidably have negative impacts on property values and quality of life for full-time and seasonal residents. Historically, the land around Gull Lake has been heavily impacted by previous, abandoned, gravel pit sites where the ground cover and topsoil have been completely eradicated making impossible for trees, shrubs and plants to regenerate. These abandoned gravel pits have become dumping sites over the years, old tractor tires, oil drums, bed mattress, charred vehicles, etc. continue to litter these sites. Who is responsible to clean up this behemoth mess? As a taxpayer, voter and resident, I do not want to see this gravel pit go through by any means. Having another gravel pit and less forested area makes no economic sense and does not benefit the local community in any way. The Gull Lake area is a paradise of poplar, jack pine, birch, fir and cedar forests. It is a haven for wildlife watchers with its abundance of walking trails, ATV and snowmobile trails. These forests are used by Indigenous Knowledge Keepers for medicine picking and sacred ceremonies, and weekend berry pickers looking for saskatoons and blueberries. The waters of Gull Lake feed the bog in the Brokenhead Bog ecological reserve, which is the home to protected and endangered species of native orchids. It is a strong community of seasonal cottagers, year-round lake-side residents, country farmers and day trippers. We all bring something to the community to build the aesthetics of the area, recreation, the economy and community. We are diverse but what ties us together is our desire and commitment to see our community grow and thrive in positive ways. A gravel pit does not fit into this vision. I ask you to reconsider your course on this project for the sake of the local community and the future care of the land and water.</p>	05/07/2021
122	<p>I write to you today to express my concern and opposition for the proposed quarry, located east of Provincial Trunk Highway (PTH) No. 59 along Stead Road. Concerning to me, is that Scatliff+Miller+Murray (SMM) has been hired before even consulting with and hearing the concerns of the citizens in the community. I am aware you have stated that no decision has been made as to if this will be carried forward however this would not appear to be a cost efficient measure hiring SMM unless the RM of St Clements felt confident the proposed plan was to be carried out. As these costs would otherwise just be an expense to the RM that could have been avoided. Thereby it would appear SMM is merely acting as a buffer to deflect the RM from hearing the concerns of the citizens that will be directly impacted by the quarry and allow to move forward with the plans for the quarry development. It is for this very reason I am writing directly to you. From my point of view, as well as many other in the community, there is little to no benefits for the community and people residing in it for having this "proposed" quarry being opened. It will also have long lasting negative impacts on the environment. If you could please outline what benefits this quarry would have on the community in close proximity, I would gladly appreciate it. As for the negative impacts to the community, I am sure you are well aware. Several of them relate to any quarry development regardless of how much of a “model” you plan this quarry to be, they cannot be avoided. Issues such as deforestation, dust and air pollution, water pollution, noise pollution, wildlife displacement, additional vehicle traffic and many, many others. In addition to all those, there are also some more specific to the exact location of the proposed quarry. The proposed quarry is across from the one and only park in the community, a park that children play in. Is having an active quarry across the road a safe and pleasant place for children to play? Would you let children play across the road from a quarry? The dangers this presents are quite extensive. The location is off a Stead Rd, a road that is actively used by the community to walk and bike. With the proposed plan you would now have the added traffic of large trucks, creating again an unsafe environment for the community. This additional traffic heading away from the community would also be a concern as the intersection of Stead Rd and Hwy 59 has been the site of several bad accidents and deaths over the years. This added traffic could only increase the risks of this intersection having more incidents. This would not only affect the community of Gull lake but also all communities north along Hwy 59. The community of Gull Lake was developed as it is a peaceful place to get away from the noise of the city and enjoy nature. This is likely the main reason most individual decided to live in this community. However with the proposed plan this would completely eliminate any chance of a peaceful place to enjoy nature. Instead just the constant sound of trucks, machinery and rock crushers, day in and day out. Would you like an active quarry next to your house or cottage? The proposed quarry is also located on The Great Trail, specifically the Red River North Trail, a trail that was developed to preserve and protect the environment so that it could be used and enjoyed. It seems quite backwards to cut off the trail, cut down all the trees to put in a quarry in its place. How does</p>	05/07/2021

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	that help preserve and protect the environment? Will you be planting trees in the community and other abandoned gravel pits for every one removed to replace the forest canopy that will be lost? I could go on with additional negative impacts the quarry would have on the community and people that reside in it but struggle to see the benefits. Other than to make those with transportation companies or gravel pit operations richer. So I leave you with this final question, at what point is money more important than the safety, health and wellbeing of a person and the environment?	
123	As a close relative of the owners of one of the cottages and as a visitor to Gull Lake from time to time, I am asking the proposed gravel pit development on Stead road as well any other area around Gull Lake be rescinded. I would believe that any reasonable owner would not be in favour of the negative environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I hope that this proposed project will be stopped and not proceed.	05/06/2021
124	<p>Introduction: My family of three generations and I currently pay taxes on 5 properties at Gull Lake. For the past 68 years we have enjoyed the natural beauty of the lake and surrounding forests. The recent proposals to destroy this natural habitat in favour of open pit gravel mining deeply concerns us.</p> <p>History: Our families' current investment in these properties has been premised on the past and presumed future enjoyment of this unique example of Manitoba's natural beauty and charm. To date, five generations of the Card family have experienced the wonder and spirituality of this place. Beyond the destruction of the forests, the homes of our neighboring fellow creatures, and the noise and dust pollution of such operations, would mean the loss of trail riding, hiking, berry picking, exploring, cross country skiing, snow shoeing, and the accompanying spirituality of this paradise.</p> <p>Economic considerations: You know better than I what the tax base of this area is. In my mind at least, it must generate more than a million dollars a year in revenue for the RM, especially if you consider all of the surrounding communities that use these forests as we do for recreation and spiritual growth. Considering that this revenue is proportional to the assessed value of all of these properties, are you factoring into the economics, the impact of damage that these proposals will have on those revenues? Are you also factoring in restoration and remediation expenses as these projects progress? If so, what is your budget for the remediation of the damage that the existing quarries have and continue to cause?</p> <p>Political considerations: This community, including the surrounding area, captures the votes of a thousand or more taxpayers. Are you, as our representatives, about to place simplistic and incomplete economic considerations ahead of the broader interests of the community?</p> <p>In conclusion: The best way that I can summarize my perspective on these proposals is to ask you to consider your reaction to a proposal to start an open pit mining operation in the municipal parkland immediately adjacent to your home. I ask; what would your reaction be?</p>	05/06/2021
125	As a property owner in the area for over 70 years, and a tax payer – we are asking that the plans for this project be RESCINDED. When did Gull Lake become gravel pit central? Is there not some other corner of the province that has less pristine areas to have the forest cover and soil stripped away to become yet another gravel pit? My question to all of you is “If this were happening in your neighbourhood, would you want it?” And let’s not forget the added bonus of 3 additional pits that are currently operating in this area. Besides the addition of loud gravel pit operational noises & the increase in truck traffic, how safe is our water supply – both drinking water & lake level water? Many residents, who live in this community, depend on well water for their household supply. Many are deep wells, many have shallow wells. We all have immediate concerns about the effects the proposed gravel pit may have on the stability and health of the water table. How will this proposed pit affect the recharge rate of our lake? Even if adequate studies have been undertaken to assure us that this proposed pit operation, added to the many that are already operating in our area, will not negatively impact the supply and quality of our water, in reality no one can be certain that there will be no damage. Also, there are no financial assurance agreements in place to ensure remedies to unforeseen damage. As the proponent of this project, there should be ongoing test wells installed to monitor the water table. Who will oversee that the digging will not exceed the depth? Lidar maps should be provided to all the stakeholders so we can all see the elevations of the area encompassing Gull Lake. For the size of this project, these safeguards are not much of a financial burden. Please stop this destruction of our environment, our properties, & our future.	05/06/2021
126	I am <u>strongly</u> opposed to the gravel pit development on Stead Road. The decision to move forward with this project will result in noise pollution, increased traffic, erosion of municipal roads, reduced air quality (to name just a few ‘top of mind’ items) and will severely disrupt the existing ecosystem and compromise this ‘paradise’ location. My parents recently became permanent residents of the Gull Lake community and are tax payers to the RM of St. Clements. Nearly 100 years ago, my Dad’s grandfather purchased 4 lake front lots at Gull Lake and subdivided them for his 3 children. I am fourth generation of family and as part of my parents’ retirement plan, they wish to turn our families seasonal cottage into a permanent home on the North Shore of this lake. My sister and I (and our young families) cherish this property and plan to enjoy it for many, many years to come. We have so much history here. There are many people who work tirelessly to protect this gem. The Gull Lake area is a weekend retreat and vacation destination for me, a home for my parents, but most certainly not a mining community! Please note: “A gravel pit is an open-pit mine for the extraction of gravel.” Selkirk and District Development Plan By Law 190/08 is meant to protect recreational areas from incompatible industrial uses – by definition – a mine. “Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws.”	05/06/2021
127	This email is being sent in order to express my extreme concern and opposition to any further gravel pit or business development on Stead Road or any other area within the vicinity of Gull lake. As a property owner and a tax payer, I am asking that you stand firmly and deny any application or request for further development in our area. The environmental impact will be atrocious. I understand that there are studies done by those applying for permission to build these gravel pits indicating that they do not believe there will be a negative physical impact on our lake, but I can tell you first hand that the noise, the heavy machinery, increased traffic, and the dust & dirt produced by the gravel pits in the area have already had a terribly negative impact on all of us. We, as Gull Lake property owners, bought our properties for many different reasons. Regardless of those individual reasons, we all purchased property where we could enjoy quiet, serene living, whether it is in a vacation property or a permanent primary residence, away from the noise, pollution and rush of city life. Many of these properties have been owned by families for generations and we hope that they will be passed down to generations in the future. These gravel pits are very quickly taking the things we cherish away from us. The forests, the trails we all enjoy(ed), and the wildlife living around us all are being terribly impacted which affects us all. I believe it is important to mention that many property owners are paying more for property tax at Gull Lake than we do for properties in the city, because we believe it is important to do so to maintain the integrity of the place we love to be. We all understand that taxes provide us certain amenities, etc., but we also expect that by	05/06/2021

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	<p>paying those taxes, the Municipality will stand in support of us, rather than against us in considering or encouraging more business development in the area. As a community, we stand together to oppose things we do not believe in, and to promote things that we believe will enhance and preserve the surroundings we all feel so strongly about. This situation is a clear example of that. This area is incredibly important to all of us, and should be to the Municipality as well. It is absolutely beyond my comprehension how a nature walk extremely close by (Brokenhead Wetland Interpretive Trail) is a protected preservation area and somehow, the idea of absolutely destroying a very similar “preservation/forest area” only two minutes away on the other side of the highway is being discussed and considered. There are too many gravel pits around us already, and to even consider clearing another area of forest to implement yet another is absolutely ludicrous and absurd. Save the planet and put a stop to the nonsense!</p> <p>Just as a reference, in reviewing the “Lake Friendly” section of the website for the RM of St. Clements, I read a Mission Statement as follows: “Lake Friendly explains why protecting our waters matters and provide you with tips to make positive changes. We all rely on water to survive. Every small action can make a significant impact on our precious freshwater lakes, rivers, and streams.” It is recommended on that same site that we, “Join or start a Lake or Cottage Association and be part of developing a lake management plan to sustain or improve water quality. Help concerned citizens, lake users, resource managers, local governments, and other special interest groups to work together. Share Lake Friendly messages to raise people's awareness of issues and support protecting all lakes, rivers, streams, and wetlands.” Our Rate Payers Association is well-established and working extremely hard. I would suggest that the Municipality promoting these actions do the same and work with our association instead of against it.</p> <p>You list reasons for us to take action: “Why Act: As Manitobans, we have a special connection to water. From our lakes and rivers to our streams and wetlands, water not only defines our landscape but who we are. Unfortunately, many of our activities can harm our water quality. If we want to protect our water quality, Manitobans of all ages must learn that we are all part of our watershed. We all have an essential role to play in ensuring we have fresh water for generations to come.”</p> <p>You promote that “Humans Benefit from Nature”, “Ecosystems provide us with benefits such as: Filtering water, Controlling erosion, Easing flooding, Wildlife habitats, Absorbing carbon, Reducing nutrients. We lose these benefits that ecosystems give us as people change natural landscapes. We must protect nature and begin to see its value.” The last line above is certainly the most important.</p> <p>I would suggest that the Municipality practice what they preach when it comes to making any decision on further business development (gravel or otherwise) in the area of Gull Lake, and “protect nature and begin to see its value” as they so eloquently promote on their own website. Between the damage from the tornado of 2006, and the clearing of yet more gravel pits over the last couple of years, our forests and wooded areas need time to recover. Please give them the chance to do so, and protect those areas we have left.</p>	
128	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer of a nearby cottage community I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought in this area and frequent Gull lake for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty.	05/06/2021
129	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/06/2021
130	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/06/2021
131	We are permanent residents of the Gull Lake community. We are also tax payers to the RM of St. Clements. Close to 100 years ago, my husband's grandfather purchased 4 lots at Gull Lake and subdivided them for his 3 children. We are the third generation of family and as part of our retirement plan, we wish to turn our seasonal cottage into a permanent home on the North Shore of this lake. We have 2 adult children who also intend to enjoy this location for many years to come, with their own families. We have much history here. We are strongly opposed to the gravel pit development on Stead road. The decision to go forward with this project will not only result in noise pollution, more traffic, erosion of municipal roads, possible contamination of groundwater , poorer air quality (I have environmental asthma), we have to believe that the ecosystem will be severely compromised. May you be reminded of the following: “A gravel pit is an open-pit mine for the extraction of gravel.” Selkirk and District Development Plan By Law 190/08 is meant to protect recreational areas from incompatible industrial uses – by definition – a mine. “Resort areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function. Any intensive residential, Industrial, agricultural or commercial development or subdivision, which could conflict with a resort area, shall not be permitted in areas adjacent to a recreation area. Buffer zones around recreation areas will be provided for in the zoning by-laws” There are many people who work tirelessly to protect this gem (I think of the hours of volunteer effort to keep invasive species out of our lake). The Gull Lake area is a weekend retreat for many, a home for us, but most certainly not a mining community!	05/06/2021
132	I am vehemently opposed to any further gravel pit development on Stead Rd and other areas around Gull Lake. As a property owner and taxpayer I am asking that this project be rescinded. I am not in favour of the environmental impact as can clearly be seen on Hwy 12 and Arnold St where the land has been raped and is a complete eyesore to anyone going by, especially any cottage	05/05/2021

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	owners going to their property. This development would accompany increased noise and heavy vehicle traffic to an otherwise serene cottage area. For these reasons I ask that project be stopped in its tracks before irreparable damage is done as what has happened on Hwy 12.	
133	I am opposed to any further gravel pit development in the Gull Lake area without full and meaningful consultation with the seasonal residents, permanent residents and day users that will truly take into account concerns. My personal concerns with such development include increased noise, vehicular traffic, road damage and environmental damage to water, air, plant and animal resources. I am also concerned about the loss of trail access and areas for activities like berry picking, birding, hiking, atv use and hunting. There are already several active gravel pits in this area. Adding more does give cause for alarm to the above.	05/05/2021
134	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/05/2021
135	I am writing this letter, to express my opposition to the proposed gravel pit development on Stead Rd or any additional expansion of such projects around the Gull Lake areas. As my family have been property owners and tax payers at Gull Lake for more than 50 years I am asking that this project be rescinded. Property owners in this area have put in tremendous amounts of time and effort to protect the quality and viability of this small lake community. Air & noise pollution along with Environmental Impact will greatly affect our treasured Lake. I do not see why there are not sufficient amount of areas within the Province that have existing or active gravel pits, why do you feel it is necessarily to build gravel pits so close to a Lake community? I ask that this project be terminated and not allowed to proceed.	05/05/2021
136	<p>We are writing this letter, to express our ardent opposition to the proposed gravel pit development on Stead Road – in addition to any expansion of such projects around the Gull Lake area. As a property owner in the area for over 6 years, and tax payer – we are asking that the plans for this project be rescinded. There are a multitude of reasons for our opposition of such plans, but we will highlight some of the most concerning.</p> <p>Gravel Truck Traffic: In order to deliver the aggregate to market gravel trucks are used to haul the material to the customers. These trucks have a capacity of between 11 and 22 tonnes depending on the number of wheels and the physical size of the unit. Dependent on the amount of deliveries anticipated, this would have the potential of up to an additional 10+ trucks travelling down Stead Road and adjoining areas a day. This would mean noisy gravel trucks up and down Stead Road every day. In addition, Stead Road and Hwy 12 – are both roads that residents utilize with children to either walk to and from the local grocery store, or ride bikes for ice cream during the summer months. This would turn from a relatively safe and controlled area – to one with exponentially increased risk and or the elimination of daily outings that make Gull Lake such a pleasure to be a part of. If the operation time of the quarry is limited to 12 hours per day 6 days per week the truck trips would be multiple trucks, pulling on to Stead Road and merging onto Hwy 59 or Hwy 12. When merge times are added for existing vehicle use, increases the traffic/accident risk of merging significantly on what are already notoriously dangerous stretches of highway. The sheer Tare weight of the vehicles themselves, will also serve to significantly erode what is already a badly deteriorated road (Stead Road).</p> <p>Pollution – Air & Noise: In addition to the huge traffic and safety concerns which will be created by such an enterprise, there will be an immense increase in exhaust gases produced by this large number of trucks. However, this is not the only source of air pollution. Fugitive Dust Emissions are also generated from the plant yard due to vehicular traffic and wind. (https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/)</p> <p>This dust settles on the vehicles during loading operation and is then blown off as the truck moves down the highway. This fugitive dust is then deposited on the highway where it is then spread by all vehicles in the air as the tires pick it up. The dust is then in the air to be spread by the wind and is deposited on the surrounding environment where it can kill both vegetation and aquatic life depending on the formulation of the compound and its toxicity levels. Obviously, the addition of that number of vehicles to the area will result in a huge noise increase from engines, air brakes, gear changes, back up alarms etc. This will simply destroy the tranquility and enjoyment of the area for its residents.</p> <p>Environmental – Wildlife Impact: The area surrounding the current pits, is an active and relatively safe sanctuary for everything from foxes and bears, to deer and other smaller wildlife that each play a role in maintaining and preserving the ecosystem. What is being proposed can only be seen as detrimental to the existing wildlife as well as to the residents in the surrounding area. What is also unknown is any potential impact and contamination of ground water which for many residents and wildlife alike, constitute their drinking water source.</p> <p>Liability to Properties & Business: There are no adequate financial instruments such as bonds and liability insurance in place to compensate for: Unforeseen consequences from operations on the environment (ie. water level fluctuations); Diminution in price of surrounding properties and businesses.</p> <p>These are some of our most glaring concerns. There are a sufficient amount of areas within the Province that have existing/active gravel pits. Why would there be a necessity to build and activate one in such close proximity to a treasured lake community? If it is to realize cost savings, and not pay fees to other quarries that are accessible within the St. Clements area – then we believe this would be an extremely short sighted view. We postulate that a significant amount of tax revenue is realized from residents/property owners in the Gull Lake area. If a proposal such as this moves forward, I could only fathom that if water levels fluctuates and drains the lake, the value of all property will severely be impacted. For others, it would make Gull Lake a less attractive community to be a part of in the future. In closing, we are your constituents. You are hearing from our collective voices that this venture is being met with rigorous dissent. Property owners in the area have collectively put in tremendous amounts of time and effort to prevent for example – the lake’s exposure to the invasive zebra mussels. This has, and continues to be very much a grass roots effort to protect the quality and viability of this small lake community. All with the goal to not share the same fate we have seen at Beaconia, Grand and Winnipeg Beaches. Lakes where you now have to wear water shoes in the water to prevent cuts from the sheer number of zebra mussels that have invaded those waters. I mention this, as this is one more initiative that would only serve to destroy what is currently a truly tranquil, and beautiful gem of Manitoba. We respectfully ask that this project be terminated and not allowed to proceed.</p>	05/05/2021
137	We are opposed to any gravel pit development on Stead road along with any other area around Gull Lake. As long-time Gull Lakers (35+ years, enjoying the family cabin) we are asking that this	05/05/2021

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	project NOT move forward. We are confused/puzzled as to why St. Clements would even consider putting another gravel pit in this area! We are not in favor of the environmental impact, noise and the extra vehicle traffic this will bring to what is a COTTAGE area. If we wanted that we would just stay in the city. We come to the cottage to enjoy the peace & quiet from city life and enjoy nature in all its beauty. The amount of devastation to the natural environment already surrounding us is unacceptable! There has been no attempt to reforest the areas that have already been mined! With the loss of habitat, what kind of impact will it have on our local ecology? What effect will it have on the wetlands and aquifers? What will this do to Gull Lake? We ask that this project be stopped.	
138	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull lake. As a property owner a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought cottage here for a reason, that was to leave the sounds of the city behind and to enjoy nature on all its beauty. This project is completely tone deaf to the value of concerning the natural environment. For this reason I am asking for this project to be stopped.	05/05/2021
139	I am opposed to any gravel development on Stead Rd as well as any other areas around Gull Lake. As a property owner and a taxpayer I am asking this project to be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is cottage area. I bought here for a reason, that was to leave sounds of the city behind and to enjoy nature in all its beauty. For these reasons, I am asking for this project to be stopped.	05/05/2021
140	I am opposed to any gravel pit development on Stead road along with any other area around Gull Lake. As a long-time Gull Laker, I am asking that this project NOT move forward. I am not in favor of the environmental impact, noise and the extra vehicle traffic this will bring to what is a cottage area. We as a family come to the cottage to enjoy the peace & quiet from city life and enjoy nature in all its beauty. The amount of devastation to the natural environment already surrounding us is unacceptable! There has been no attempt to reforest the areas that have already been mined! Why would St. Clements even consider putting another gravel pit in this area? With the loss of habitat, what kind of impact will it have on our local ecology? What effect will it have on the wetlands and aquifers? What will this do to Gull Lake? I ask that this project be stopped!!	05/05/2021
141	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. As an annual visitor to the lake I am asking this project be rescinded. I am not in favor of the environmental impact, noise and extra large vehicle traffic this will bring to what is a peaceful cottage area. I attend this lake for a reason, and that is to enjoy the beautiful nature and lake. For these reasons, this project should be stopped.	05/05/2021
142	I stand with my community in expressing concern over this proposition. Specifically, my concerns are environmental, economic and community based. Regarding the environment, it is my understanding that aggregate extraction such as pits and quarries disrupt the existing movement of surface water and groundwater; they can interrupt natural water recharge which leads to reduced quantity and quality of drinking water for residents and wildlife near or downstream from a quarry site. This is significant for our local wetlands. Aggregate mining extracts everything required to sustain a healthy aquatic ecosystem necessary for good quality water. All vegetation, including trees and shrubs, the topsoil, and small life forms that inhabit the area are completely removed from the landscape. As well, gravel operations bring dust, noise and trucks and disrupt local quality of life. The effect of such operations also takes a toll on the condition of local roadways. According to www.gravelfacts.ca , "Pits and quarries are, by nature, self-consuming. Once a quarry's stone, sand and gravel have been fully extracted it's no longer necessary to keep it open. Sites can stay open for 35 years or more but many are depleted within 5 years." This information leads me to question the cost/benefit of the project. If sustainable projects are of primary concern, I question if the potential of a '5 year' project is a viable plan. The proposition also does not address the associated costs of proper reclamation of the gravel pit after mining. The Gull Lake community is extremely invested in the health of the lake and surrounding areas. As recent as the 1990's our lake was dying, eutrophication had occurred; it was overtaken by algae and fish were not surviving. It was only due to the diligence of the community and our strong group of volunteers that the lake was saved. We stand together again, to save our lake and our community. Another gravel pit would not enhance our already taxed environment and our cottage life experience. Gull Lake has been a safe haven for generations of families and we need to secure its future. I understand that the original correspondence was designed as a precursor to the preplanning stage. I respectfully request that the Gull Lake community be provided a timeline regarding the next steps in reaching a solution.	05/05/2021
143	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. This gravel pit will not only a destroy one of our gorgeous forests but it will have significant effects on our lake. With a gravel pit comes trucks, tractors and rock crushers. Think of the sound of these things make and imagine listening to them all summer long. In the summer, the wind comes from the south for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well. Traffic will be the next nightmare. Truck after truck that will hasten the deterioration of an already poorly made Stead road. The most important point, no one can say our lake won't get drained. Catastrophic consequences that can happen.	05/05/2021
144	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. This gravel pit will not only a destroy one of our gorgeous forests but it will have significant effects on our lake. With a gravel pit comes trucks, tractors and rock crushers. Think of the sound of these things make and imagine listening to them all summer long. In the summer, the wind comes from the south for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well. Traffic will be the next nightmare. Truck after truck that will hasten the deterioration of an already poorly made Stead road. The most important point, no one can say our lake won't get drained. Catastrophic consequences that can happen.	05/05/2021
145	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/05/2021
146	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy	05/05/2021

#	RM RESIDENT FEEDBACK	DATE RECEIVED
	nature in all its beauty. For these reasons I am asking for this project to be stopped. This gravel pit will not only a destroy one of our gorgeous forests but it will have significant effects on our lake. With a gravel pit comes trucks, tractors and rock crushers. Think of the sound of these things make and imagine listening to them all summer long. In the summer, the wind comes from the south for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well. Traffic will be the next nightmare. Truck after truck that will hasten the deterioration of an already poorly made Stead road. The most important point, no one can say our lake won't get drained. Catastrophic consequences that can happen. My parents, myself and my son all enjoy our lake YEAR round and the fact that we would/could lose something so beautiful and amazing truly is heart breaking and frustrating, for that reason I am once again asking for this project to be stopped. I'm hoping that the voices of the community members of gull lake alongside my voice, will be taken into consideration and listened to as I want my son to have a chance to still be able to enjoy the lake when he's growing up just like I was able to.	
147	I am writing you today to express my concerns over the proposed gravel pit on stead road and in the surrounding areas of Gull lake. My family has lived here year round for over 30 years, and held the deed to the land for even longer. When my grandparents and father moved here to live year round 30 years ago, they moved here with the same hopes that I have for my son whom I'm raising in the house I grew up in ... hopes for a peaceful country living, the quiet that the lake provides us with as well as the vast expanse of wooded areas in the immediate vicinity. To begin to add more pits to this area specifically will not only hinder the peaceful quiet that surrounds the area, it will add more traffic to an already over traveled road which is dangerous as is without adding the inevitable extra traffic to the pits during the summer. Not to mention the uncertainty about any possible effects these pits may have on water supply, as someone who lives out here all year round my family; like many others in the area, depend on our wells for everything. I'm incredibly concerned that the impact of these proposed pits will be damaging to our wells and have a negative impact on our lake beyond any scope that can be thought of or 'planned' on paper.	05/05/2021
148	We want to make known our strong opposition to the gravel pit development on Stead Road. As proud property owners looking to start a family and contribute to the community around our Gull Lake home, to say we were disheartened to hear about this development was a severe understatement. This decision will result in noise, traffic, truck damage to municipal roads, potential contamination of our groundwater and foremost it will put our precious lake and surrounding ecosystem in danger. We brought our lives and my remote business to this area for the peace, safety and connection to nature, desires which this gravel pit threatens.	05/05/2021
149	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/05/2021
150	We are opposed to any gravel pit development on Stead road along with any other area around Gull Lake. As long-time Gull Lakers we are asking that this project NOT move forward. We are confused/puzzled as to why St. Clements would even consider putting another gravel pit in this area! We are not in favor of the environmental impact, noise and the extra vehicle traffic this will bring to what is a COTTAGE area. If we wanted that we would just stay in the city. We come to the cottage to enjoy the peace & quiet from city life and enjoy nature in all its beauty. The amount of devastation to the natural environment already surrounding us is unacceptable! There has been no attempt to reforest the areas that have already been mined! With the loss of habitat, what kind of impact will it have on our local ecology? What effect will it have on the wetlands and aquifers? What will this do to Gull Lake? We ask that this project be stopped!!	05/05/2021
151	I am opposed to any gravel pit development on Stead road as well as any other areas surrounding Gull Lake Manitoba. As a property owner and a tax payer I am asking this project be rescinded. I am not in favor of the environmental impact, noise and heavy equipment vehicle traffic this will bring to my home in a residential/cottage community area as well as the actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. I am a full time resident and taxpayer in this community and I chose to leave the sounds of the city behind to enjoy nature in all its beauty, for these reasons I am requesting this project to be stopped. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal of a gravel pit development would devastate this community. What happens when you have a circle and cut out all around it??	05/05/2021
152	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/05/2021
153	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a taxpayer I am asking this project to be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/05/2021
154	I have read the Master Plan for the proposed quarry (s) in the Gull Lake area. The report has not addressed many outstanding issues and errors in the proposal. Has the RM reviewed other areas within the boundaries to determine other alternate solutions and possible more profitable quarrying opportunities? The Proposal indicates there COULD BE a savings of \$ 175,000 per year to public infrastructure. This seems very minimal and I am quite sure taxpayers throughout the whole RM can absorb this amount amortized over the complete tax base. My understanding is this gravel ridge runs south toward the southern Manitoba border. Is there another option to look at that will not impact as many people, habitats, ecology etc.? The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. No mention in the proposal on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. As a property owner and a tax payer in the R.M. of St. Clements I am asking this project be	05/05/2021

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	rescinded. I am not in favour of the environmental impact, noise and extra-large vehicle traffic this will bring to what is a cottage area. I have been part of this community all of my life and want to maintain the beauty and nature it offers all of us. This is a recreational area. Please keep it at that. For these reasons and many more I am asking for this project to be stopped. I am opposed to any gravel pit development on Stead road as well as any other areas that surround Gull Lake and can affect our eco system.	
155	I am opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake, Manitoba. As part of a family who has been a part of this community and have been property owners and taxpayers for years, I am asking this project to be rescinded. I am not in favour of the environmental impact, noise, and extra-large vehicle traffic this will bring to what is an amazing cottage area. I have grown up here since I was a child and have fond memories of escaping to our cottage while not too far out of the city, takes you to a complete oasis. An amazing place to enjoy nature and the sounds and laughs of friends and family at the beach and around a campfire roasting marshmallows, NOT the sounds of mining machines, digging, shoveling, that will stir up even more dirt, dust and noise pollution and devastate and damage the sacred lands and hiking areas in the Brokenhead as well as the lake itself. For the above reasons I ask that this project be stopped as myself, and our family would like to stay at Gull lake and enjoy the surrounding forests and nature and eventually see our future family members explore and experience the oasis we have there. These mining operations are certainly pushing away any wildlife and natural beauty we have there further away from our reality.	05/04/2021
156	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. The actual effect on the wetlands and aquifers and what this will do to Gull Lake itself is unknown. There was no mention in the proposal from St Clements on the impact of the loss of habitat effect on local ecology: birds, small mammals, insects etc. which inhabit the area. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region. The amount of devastation to the natural environment surrounding us is unacceptable. No attempt has been made to reforest the areas that have already been mined. It's bad enough allowing private companies to do this but now the municipality doing this to their own taxpayers is unbelievable. They might as well buy us out at this point if they are going to continue to devastate our area and ultimately destroy our property values. Who wants to go to the lake to hear constant machine noise not to mention drive by what will become a huge eyesore? This proposal is completely tone deaf to the value of conserving the natural environment.	05/04/2021
157	I am writing you to let you know that I am opposed to any gravel pit development on Stead Road or any other areas around Gull Lake. Have been a property owner and taxpayer for the last 16 years. I am asking that this project be rescinded. This project has many downfalls: Environmental impact to sensitive and unique local ecology. This area should be protected, once stripped, it will never be the same. What is the affect going to be on the local aquifers? Has a study been done? Heavy equipment noise will be unbearable. Heavy damage to already decaying roads from heavy trucks. Increased traffic in a residential / recreational area. Decrease in property values. Everyone loses in this scenario. I would ask yourself if this project was in your backyard, would you be in favour? I am asking that you do the right thing and prevent this project or any similar project in this area from happening.	05/04/2021
158	I am writing this e-mail in opposition of the Gull Lake Gravel pit. Please, no further gravel pit development at gull lake, there are enough pits around our small lake that already threaten our environment. All residents are very concerned that this new proposal is coming from our own RM. Please, halt this project – This has to stop.	05/01/2021
159	What if the residents here don't want a sustainable prototype?	05/04/2021
160	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a good friend of a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. A gravel pit should not now, or ever, be built in or around this wonderful area. You are ruining it for us all including the future generations. I come out here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. You cannot destroy the tranquility of this place!!	05/04/2021
161	Just want you to know how ridiculous this is. I've been a cottage owner at Gull lake since 2001. I've seen my taxes go from 1250 year to 4800. Half of which goes to school taxes, when 95 percent of us have children who went to school in Winnipeg and paid the taxes in that area on those properties. Actually my House in Winnipeg has cheaper taxes then my 1960's shack of a cabin. I've seen the issues with water levels ; zebra mussels , pits added and expanded all around us. Increased boat traffic from non-residents because rumours got around that we don't have zebra mussels ! Crazy. Horrible boat launch by the way. Decent snow removal in winter must say, thank you for that. Dump that went from taking everything to now basically only bagged garbage and leaves. So more time, gas and cost to dump in Libau. Repaved entry from 59 to 12 but no shoulder which would have added safety going south, wasted opportunity. Shame. Noise levels increasing already, dust levels are crazy, mining already around us that we would hope you'd help us shut down! And now this proposal initiated by you not even private, WOW! Seems so ridiculous that you would even consider this. Have you not seen the increase in types of structures going up at Gull lake? You must see the increase last five years in permits etc ?? You must see your tax base going up? People going from part time to full time residents! Why – because they love this little lake and it's conveniences – but no one expected gravel mining to continue let alone expand!!! If the goal was for us to be pushed out of area why are you approving all these building permits etc. and not buying us out ? This seems like a greedy push for more money that I'm pretty confident could come from somewhere else?? This mine proposal will add even more dirt , dust, noise pollution and potentially damage the sacred lands and hiking areas in the Brokenhead and likely the lake itself. I ask you to reconsider as myself and my family and future generations would like to stay at Gull lake and enjoy the surrounding forests and nature. These mining operations are certainly pushing away any wild life and natural beauty further away from our reality. Ridiculous!! The world is trying to be green, trying to be smart about noise pollution and the environment. It all has to start local to be global. Please reconsider this to be a no go! Be sensible, reasonable, not ridiculous!! Do the right thing for Gull Lakers, this area and the environment! – it's all our health and safety at risk.	05/04/2021
162	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer, I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. When I leave the city for the cottage I expect to have a nice quiet, relaxing experience. Once a gravel pit is across the street from our cottage forget about that. For these reasons I am asking for this project to be stopped.	05/20/2021

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163	I am a resident on Stead Rd and confused about a letter you sent out on April 28. In this letter you stated that "best practices" will be used at this site other words like environmental mitigation and progressive mine rehabilitation cannot be applied at this site. To bring this site to 1992 rules and regulation standards it would need to be 150 meters from Hwy. Best practices (1992) call for a berm covered in trees so it is not unsightly from the road. Overburden must be kept on location so it can be re-spread at expiry of lease. This used to be the old dump site all the overburden has been removed so it cannot be spread back. Quarries can operate at 55db 7:00 am – 10:00 pm allowed but nearest home is 400 meters. To qualify this site as "best practice" you will need to use clause 40(2) (a)(b)(c)(d). Using this clause is in direct conflict with your statement "As we all know, mining across the Province must have a higher level of scrutiny on its operations and both its short and long term impact on our environment" Starting any operation that closes a recreation destination (Trans Canada Trail) also is in direct conflict of the St Clements 2019 strategic plan "goal 5". This site should have been prepared for future "best practices" 10 years ago by building up embankment, planting trees and hauling in overburden for future use. Now it is an opportunity to showcase your first rehab quarry and highlight "goal 5".	05/12/2021
164	It will be interesting to hear how "best practices" could be applied at this site seeing as you would need 150 meters of escarpment from the hwy and then covered with a berm and trees so it is not unsightly or visible from the road. In the photo you can see 33 meters from the road. Also best practices ask that all overburden be saved until the end of lease then re-spread. All overburden has been removed from this site many years ago so cannot be spread back. The nearest home is 400 meters and operation cannot run at more than 55 Db 7:00 am – 10:00 pm. This is a prime example of a site that could have been a model for re-quarrying if they started preparing for best practice operation 10 years ago by enlarging embankment and planting trees. This used to be the old dump then a quarry pit. It has served St Clements well and does not owe the community any more. Let this be a site that St Clements can be proud of and steward the site back to nature as a model.	05/11/2021
165	We are opposed to any further gravel pit development in the gull lake area which would have a negative impact on the lake and surrounding area. A tour of the surrounding area reveals many eye sores of pits that appear unused and abandoned. We don't need any more.	05/12/2021
166	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped.	05/10/2021
167	We are opposed to any gravel pit development on Stead Road as well as any other areas around Gull Lake. We are not in favour of the environmental impact, noise and additional large vehicle traffic this will bring to what is a residential cottage area. As third and fourth generation residents at Gull Lake, we have a good history of the gravel pit issue at Gull Lake. The recollection of the background noise that was pervasive during our childhoods at the lake, and the shudder of relief that went right through one's body when the machinery turned off for the day (often far into the later evening), as well as the settled dust throughout our homes has left a lasting memory (and who knows what health impact due to ongoing inhalation of introduced foreign particulate matter). All of that was once again quickly brought to mind last year when there were renewed episodes of a similar impact from a gravel operation. Throughout the years, we know that a clear message was sent to St. Clements political representatives regarding the impropriety of this intrusion on a residential area, and we were left with the feeling from their responses that there was an understanding that this type of development should be restricted around the lake. We were all frustrated in recent years to hear that there was renewed development in the RM of Alexander that St. Clements could do little to stop. To find this year that St. Clements is planning a development even closer and much larger, is unconscionable. Their indication of the amount of money such a development could save the municipality over the years pales in comparison to the tax dollars contributed by Gull Lake residents and the danger of losing these dollars and more due to declining property values if the atmosphere at the lake is ruined, or even worse the watershed is affected in such a way as to damage the lake. As property owners and tax payers, we are asking that this project be rescinded immediately in order to preserve and maintain the quality of living and health of the residents in the Gull Lake area. Gull Lake is a small gem and any reasonable person looking at it from an aerial perspective would agree that it is already totally surrounded by gravel pits. Instead of going ahead with one more gravel pit, we would invite the Municipality to work with us and advocate with the R.M of Alexander and the Provincial Government to eliminate some of the existing gravel pits around the lake.	05/12/2021
168	I am strongly opposed to any gravel pit development on Stead road as well as any other areas around Gull Lake. As a property owner (54 years) and tax payer, I am asking this project be cancelled. I am not in favour of the negative environmental impact, increased noise and increased large vehicle traffic this will bring to our residential, recreation and cottage area. My family has had property at Gull Lake since 1967. In all the years that we have had a cottage there, rarely has my family said "We are going to the cottage". We have always said, "We are going to the Lake", like we owned it. As you know 'owning' something brings a tremendous amount of responsibility to care for the neighbours, the surrounding environment (land and water), and man-made buildings. My family has taken this responsibility seriously. While I believe that the RM of St. Clements has the right to develop gravel pits in its jurisdiction, the RM also had the responsibility to ensure that there are no detrimental effects that would affect property owners or the environment. Obviously, developing gravel pits in the vicinity of Gull Lake and within metres of property owners would have a devastating impact on the fragile environment with land, air and noise pollution, possible damage to the lake itself, and to wildlife. I am deeply disappointed that after years of work done by the Gull Lake Ratepayers Association and the Gull Lake Basin Management Board to protect our lake and the surrounding area, the RM continues to discuss the possibility of gravel pit expansion and/or allow gravel pit development in this area. I respectfully ask the RM of St. Clements deny any more gravel pit development in the areas surrounding Gull Lake.	05/10/2021
169	I am opposed to any gravel pit development on Stead road as well as any other areas around Gull lake. As a property owner and a tax payer I am asking this project be rescinded. I am not in favour of the environmental impact, noise and extra large vehicle traffic this will bring to what is a cottage area. I bought here for a reason, that was to leave the sounds of the city behind and to enjoy nature in all its beauty. For these reasons I am asking for this project to be stopped. This gravel pit will not only a destroy one of our gorgeous forests but it will have significant effects on our lake. With a gravel pit comes trucks, tractors and rock crushers. Think of the sound of these things make and imagine listening to them all summer long. In the summer, the wind comes from the south for the better part. This will let all this sound travel so the entire lake can hear it. Along with this will be the dust that will blow as well. Traffic will be the next nightmare. Truck after truck that will hasten the deterioration of an already poorly made Stead road. The most important point, no one can say our lake won't get drained. Catastrophic consequences that can happen. My parents, myself and my son all enjoy our lake YEAR round and the fact that we would/could lose something so beautiful and amazing truly is heart breaking and frustrating, for that reason I am once again asking for	05/10/2021

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	this project to be stopped. I'm hoping that the voices of the community members of gull lake alongside my voice, will be taken into consideration and listened to as I want my son to have a chance to still be able to enjoy the lake when he's growing up just like I was able to.	
170	<p>I am presenting a unique situation that requires input from all three levels of government in multiple municipalities. I live in the community of Gull Lake Manitoba, a small lake approximately two kilometers long by half a kilometer wide, and located in all of your districts (latitude and longitude 50.410, -96.515). We have approximately 400 residences in the immediate vicinity, they are a mix of full and part time residents (approximately 25%, 75% respectively), and the lake itself is divided by the border of both provincial and municipal constituencies. The area is rich in mineral deposits and we have multiple aggregate quarries currently active in the area. In recent years there has been a dramatic increase in the activities in the old mines and a new mine opened. Our two lake associations (Gull Lake Rate Payers Association, and Gull Lake Basin Management Board) have been representing the communities opposition to development in the area and at this point I feel there cries are not being listened to. As a property owner and a tax payer I am asking that the expansions of the currently active quarry boundaries and approval of new aggregate quarries in the surrounding area be stopped. The active and proposed four sites along PTH 12 (between PTH 59 and Stead Rd) and two sites along Stead Rd (between PTH 59 and PHT 12) present significant impact on the local environment. The actual effect to the wetlands and aquifers that these proposals will do to Gull Lake itself is unknown. Additionally there will be significant impact and loss of habitat to local ecology: birds, small and large mammals, flora, insects etc. which inhabit the area (this area is home to Red-headed Woodpeckers, and Lady's-slipper orchids, both Threatened Species as identified in the Canadian Species at Risk Act). The amount of devastation to the natural environment proposed by these development plans is unacceptable. In addition no attempt has been made to reforest any of the areas that have already been mined and abandoned or test mined for quality. The issues these proposals present are not just related to environmental aspects, they also have a dramatic effect on value of the area. Both Stead Rd and PTH 12 are two lane roads in rather bad condition. The lanes have degraded to the point when painting lines the outside line is actually painted on the gravel shoulder because the road is no longer wide enough. The shoulders are very narrow (a meter at most) before the steeply descend into the ditches. Continual heavy truck traffic will eviscerate what is remaining. The noise pollution created by rock crushers, heavy equipment, and engine breaking semi-trucks at all allowable hours will be vast and completely diminish the intent of a cottage as an escape from the "noise". Then there is the aesthetic value of the region, aggregate quarries are an eyesore, they do not add any value to the experience of a lake community. These last few issues are personal but should be the largest worry to the local municipalities. The habitat loss, noise, traffic, and associated disruption will certainly diminish the value of the region and interest in it. In conclusion the proposals regarding aggregate quarries in the area of Gull Lake Mb is completely tone deaf to the value of conserving the natural environment, and is not in the best interest of the residents closest to it. Once again, I stand in opposition to any and all expansions of the currently active quarry boundaries and approval of new aggregate quarries in the Gull Lake area. I would very much like to have the support of your offices in this stance.</p>	
171	<p>I'm writing in grave concern for the proposed gravel pit on Stead Road. I have educated myself on the impacts of this project and as an area resident and landowner and I am vehemently opposed this this project going forward. My family has lived in the Gull Lake/Stead area for five generations. I have purchased property in the area with dilapidated farm buildings and am in the process of building and improving the property. In the last few years I have seen an increase of my property value in tax bill that reflects these improvements. I am proud to contribute to my community and have more plans to improve and increase the value of my property. I am aware that this gravel project will increase the level of noise, dust and traffic of heavy gravel trucks in the area. I am also aware of the risk this has to potential water contamination and the wildlife in the area. This gravel pit will unavoidably have negative impacts on property values and quality of life for full-time and seasonal residents. No one wants a working gravel pit in their back yard and no one wants to purchase vacation property near a gravel pit. As a taxpayer, voter and resident with deep roots in the community, I do not want to see this gravel pit go through by any means. The Gull Lake area is a paradise of poplar, jack pine, birch, fir and cedar forests. It is a haven for wildlife watchers with its abundance of walking trails, ATV and snowmobile trails. These forests are used by Indigenous Knowledge Keepers for medicine picking and sacred ceremonies, and weekend berry pickers looking for saskatoons and blueberries. The waters of Gull Lake feed the bog in the Brokenhead Bog ecological reserve, which the home to protected and endangered species of native orchids. It is a strong community of seasonal cottagers, year-round lake-side residents, country farmers and day trippers. We all bring something to the community to build the aesthetics of the area, recreation, the economy and community. We are diverse but what ties us together is our desire and commitment to see our community grow and thrive in positive ways. A gravel pit does not fit into this vision. I ask you please to reconsider your course on this project.</p>	05/07/2021